

**MAYOR AND COUNCIL AND PLANNING COMMISSION JOINT WORKSHOP
TUESDAY, APRIL 4, 2023, 6:00PM**

AGENDA

- 1. CALL TO ORDER, PLEDGE, AND ROLL CALL**
- 2. NEW BUSINESS**
 - a. Vista Pointe Annexation
- 3. ADJOURNMENT**

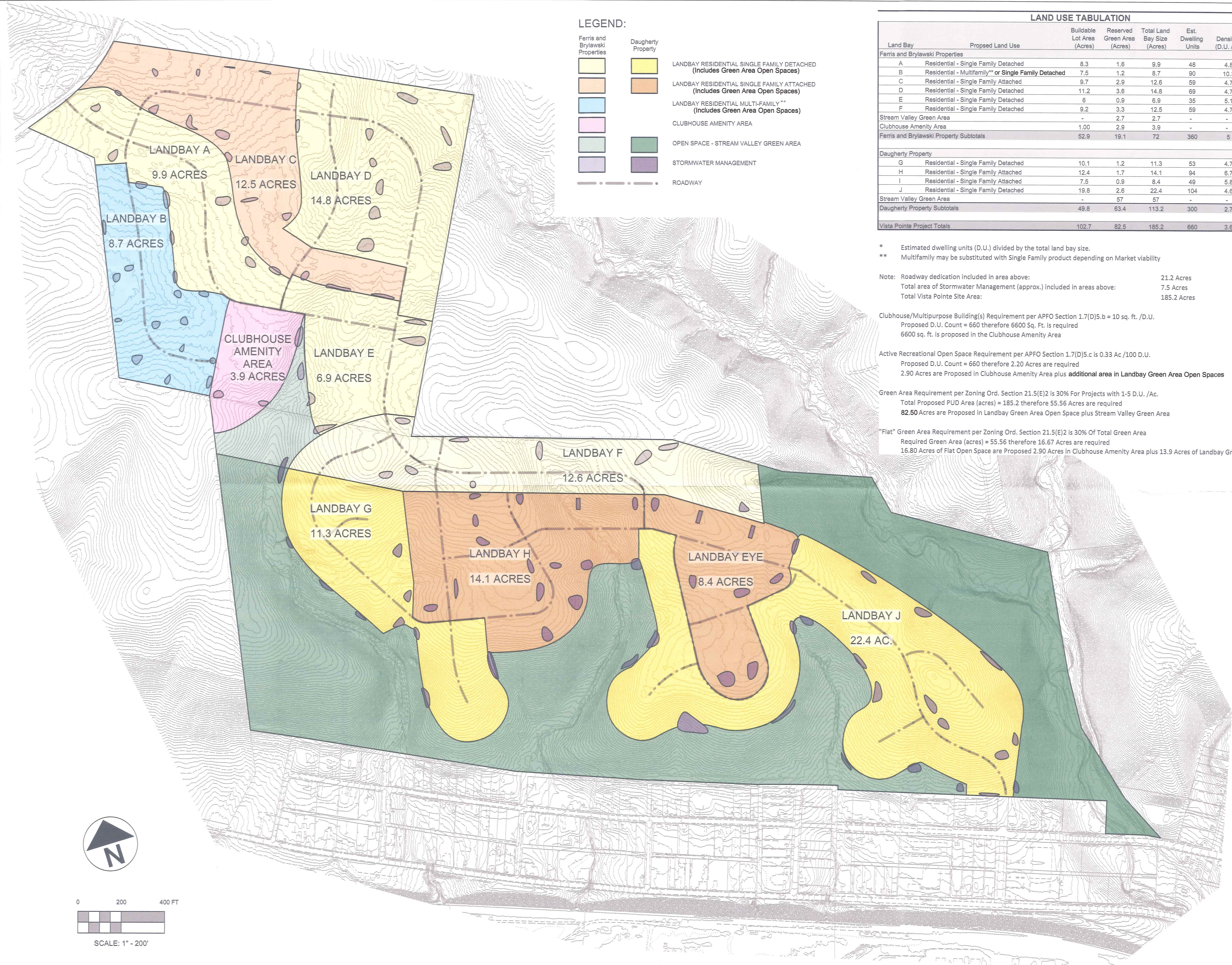
Proposed Annexation Vista Pointe Workshop 4-4-2023

Determine if the City wants to annex an additional 71+/- ac. of R-1 zoned land combined with existing 113.50 +/- ac. Daugherty Property at this time to develop 660 +/- age restricted units, if no, then as annexation are discretionary, follow the process to deny annexation application.

If yes consider,

1. In addition to the water & sewer capacities fees of \$7,102.00 per unit ($660 \times 7102 = \$4,687,320.00$) a contribution of 10% or \$4,750,000.00, of the estimated improvements to Water and Wastewater Plants (\$47,500,000.00) to improve the plants intake and treatment capacity to 2 MGD each. Full Payment of \$9,437,320.00 shall be due upon signing of the approved Preliminary Plan to secure the taps to the Brunswick water and sewer system. Note that this payment only applies to the Vista Pointe Development capacity and does not reserve or transfer any capacity to any other property the applicant may own nor does it restrict the City from allocating surplus capacity to any other property as the City deems necessary for sustainable growth.
2. Address all downstream storm drainage through New Addition to West End Park to insure drainage pipes are properly sized to handle flash flooding and address ground and storm water behind the properties located from 719 to 825 Brunswick Street to properly convey excess water away from street and back yards.
3. Work with the City to prepare a small area concept gateway plan which illustrates utility and road improvements (to include alignment of entrance with Sheetz on the west side of Rt. 17, internal connectivity and access easements, sidewalk connections, pedestrian movement through and around circle, turn lanes, ramp improvements etc.), include water, sewer and traffic adequacy. All efforts should be taken to locate the water & sewer line within the properties of within a utility easement rather than in SHA R/W. The four properties to be included are as follows, 12-292848 GBR Brunswick LLC, 14.62 ac., 12-289693 McDonalds Corp., 8.03 ac, 12-290950 Five Star Equity LLC, 2.70 ac., and 12-298188 Bonla Revathy, 12.30 ac. Totaling 37.65 acs. Corridor improvements (plantings and fencing) to be consistent with existing along Brunswick Crossing. Limitations to protect the view shed should be considered as well as full architectural review. Consideration of applying MXD overlay should also be explored.
4. Provide a mix of age restricted housing types to maximize density and conserve green space, this mix should create easy walkability for connectivity, court yard spaces for gathering (small and large) and 10% affordable senior house component to the Vista Pointe development at a minimum.
5. Comply with all APFO Traffic and Water & Sewer requirements to provide adequate connections to existing infrastructure.
6. In the design of a closed section street to tie Vista Pointe development to Knoxville Road (Md. Rte. 478). The newly created intersection with Brunswick Street will become a 4 way stop. Sidewalk will need to be extended from Vista Pointe to Knoxville Road on both sides of the road and extend to the west to 811 West Potomac St. and to the East to connect to the existing sidewalk at the bridge. In addition a reconfiguration of the west side parking lot of the Dollar General property will be required to provide better flow of traffic from the new connection road to the parking lot and eliminate the existing west side ingress/egress to Knoxville Rd. and close a portion of rear section of parking lot along Brunswick Street to prevent a cut through.
7. As this development is requesting an age restricted designation there will be no need for transfer of land for school construction. In lieu of that fact the City would request the property located in

Rosemont tax id 12-293380 owned by Brunswick Crossing LLC containing 21.14 acers be transfer to the City to locate a Community Center to include a Senior Center on said property.



LEGEND:

Ferris and Brylawski Properties

Daugherty Property

LANDBAY RESIDENTIAL SINGLE FAMILY DETACHED (Includes Green Area Open Spaces)

LANDBAY RESIDENTIAL SINGLE FAMILY ATTACHED (Includes Green Area Open Spaces)

LANDBAY RESIDENTIAL MULTI-FAMILY** (Includes Green Area Open Spaces)

CLUBHOUSE AMENITY AREA

OPEN SPACE - STREAM VALLEY GREEN AREA

STORMWATER MANAGEMENT

ROADWAY

LAND USE TABULATION						
Land Bay	Proposed Land Use	Buildable Lot Area (Acres)	Reserved Green Area (Acres)	Total Land Bay Size (Acres)	Est. Dwelling Units	Approx. Green Area (%)
Ferris and Brylawski Properties						
A	Residential - Single Family Detached	8.3	1.6	9.9	48	4.8
B	Residential - Multifamily** or Single Family Detached	7.5	1.2	8.7	90	10.3
C	Residential - Single Family Attached	9.7	2.9	12.6	59	4.7
D	Residential - Single Family Detached	11.2	3.6	14.8	69	4.7
E	Residential - Single Family Detached	6	0.9	6.9	35	5.1
F	Residential - Single Family Detached	9.2	3.3	12.5	59	4.7
Stream Valley Green Area		-	2.7	2.7	-	-
Clubhouse Amenity Area		1.00	2.9	3.9	-	-
Ferris and Brylawski Property Subtotals		52.9	19.1	72	360	5
Daugherty Property						
G	Residential - Single Family Detached	10.1	1.2	11.3	53	4.7
H	Residential - Single Family Attached	12.4	1.7	14.1	94	6.7
I	Residential - Single Family Attached	7.5	0.9	8.4	49	5.8
J	Residential - Single Family Detached	19.8	2.6	22.4	104	4.6
Stream Valley Green Area		-	57	57	-	-
Daugherty Property Subtotals		49.8	63.4	113.2	300	2.7
Vista Pointe Project Totals		102.7	82.5	185.2	660	3.6

* Estimated dwelling units (D.U.) divided by the total land bay size.
** Multifamily may be substituted with Single Family product depending on Market viability

Note: Roadway dedication included in area above: 21.2 Acres
Total area of Stormwater Management (approx.) included in areas above: 7.5 Acres
Total Vista Pointe Site Area: 185.2 Acres

Clubhouse/Multipurpose Building(s) Requirement per APFO Section 1.7(D)5.b is 10 sq. ft. /D.U.
Proposed D.U. Count = 660 therefore 6600 Sq. Ft. is required
6600 sq. ft. is proposed in the Clubhouse Amenity Area

Active Recreational Open Space Requirement per APFO Section 1.7(D)5.c is 0.33 Ac /100 D.U.
Proposed D.U. Count = 660 therefore 2.20 Acres are required
2.90 Acres are Proposed in Clubhouse Amenity Area plus additional area in Landbay Green Area Open Spaces

Green Area Requirement per Zoning Ord. Section 21.5(E)2 is 30% For Projects with 1-5 D.U. /Ac.
Total Proposed PUD Area (acres) = 185.2 therefore 55.56 Acres are required
82.50 Acres are Proposed in Landbay Green Area Open Space plus Stream Valley Green Area

"Flat" Green Area Requirement per Zoning Ord. Section 21.5(E)2 is 30% Of Total Green Area
Required Green Area (acres) = 55.56 therefore 16.67 Acres are required
16.80 Acres of Flat Open Space are Proposed 2.90 Acres in Clubhouse Amenity Area plus 13.9 Acres of Landbay Green Area

MHG

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgsa.com

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OWNER INFO

c/o J. Dan Fryer, P.E.
V.P. Pleasants Development, LLC (Agent)
Brunswick Investments, LLC
24024 Frederick Road
Clarksburg, MD 20871

REVISIONS		
NO.	DESCRIPTION	DATE

DAUGHERTY PROPERTY	
CITY OF BRUNSWICK	
PROJ. MGR	AR
DRAWN BY	DBP
SCALE	1" = 200'
DATE	08.25.2022

City of Brunswick
Ferris & Brylawski Properties
Annexation Petition

By: Vista Pointe, LLC
c/o Pleasants Development, LLC
J. Dan Fryer, V.P.



Table of Contents

• Cover Letter	Section 1
• Annexation Application	Section 2
• Petition for Annexation.....	Section 3
• Boundary Survey	Section 4
1. Property to be Annexed Metes and Bounds Description	
2. City of Brunswick Annexation Boundary	
• Annexation Plan.....	Section 5
1. Annexation Plan Description	
▪ Applicant Information	
▪ Property Size and Location	
▪ Municipal Growth Area and Land Use Growth Policies	
▪ Adequacy of Public Facilities	
2. Bubble Plan	
• Draft Resolution.....	Section 6
• Water and Wastewater System Service Agreement.....	Section 7
• Exhibits	Section 8
1. City of Brunswick 2010 Master Plan	
2. City of Brunswick Zoning Map	
3. Environmental Opportunities and Constraints	
4. City of Brunswick Land Use Plan	
5. City of Brunswick Facilities Plan	
6. Brunswick Region Water Service Plan	
7. Brunswick Region Sewer Service Plan	
8. Frederick County 2010 Brunswick Comprehensive Plan	
• Title Reports.....	Section 9
1. Ferris Title Report	
2. Brylawski Title Report	



PLEASANTS DEVELOPMENT, LLC | 24012 Frederick Rd. | Suite 200 | Clarksburg, MD 20871 | T 301 428-0800 | F 301 428-1736

J. DAN FRYER, P.E.
REGIONAL VICE PRESIDENT

EXTENSION: 1087
EMAIL: DFRYER@PLEASANTS.ORG

September 13th, 2022

Mayor Nathan Brown
City of Brunswick
1 West Potomac Street
Brunswick, MD 21716

RE: Annexation Petition – The Ferris and Brylawski Properties,
Tax Map 91F, Parcel 99 and Tax Map 91I, Parcel 240 respectively
72(+/-) acres total land situated approximately a half mile south of Monocacy Crossing
Parkway on Jefferson Pike, just south of the Brunswick Crossing Community

Dear Mayor Brown:

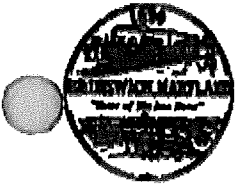
Vista Pointe, LLC, the property owners and Applicant, respectfully submits herewith 15 copies of the Annexation Petition, Application and supplementary materials required pursuant to the provisions of the Annotated Code of Maryland, Md. LOCAL GOVERNMENT Code Ann. § 4-404.

The Applicant is requesting that the City of Brunswick annex approximately 72 (+/-) acres of land situated approximately a half mile south of Monocacy Crossing Parkway on Jefferson Pike (MD Route 180), just south of the Brunswick Crossing Community. The Properties are located within the County's 2010 Comprehensive Plan's planned Community Growth Area and is within the Comprehensive Plan's designated Municipal Growth Area Boundary for the City of Brunswick. The Property is also located in the City of Brunswick's 2010 Master Plan's planned Growth Boundary and is designated by the City's Master Plan to also be zoned Low Density Residential. The current County zoning for the property is Agricultural. The Applicant is requesting a zoning category of Low Density Residential, which is consistent with the City's Master Plan and the County's Comprehensive Plan.

Thank you for your consideration regarding this annexation. If you have any questions or need any additional information, please feel free to contact us.

Sincerely,

J. Dan Fryer
Regional Vice President,
Pleasants Development, LLC,
Agent to Vista Pointe, LLC



CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

For Official Use Only	
BPC Case Number	
Hearing Dates	
M&C Petition	
BPC Hearing	
TAC Date	
Amount Paid	
Date Paid	
Fee \$1,500.00 + \$20.00/acre	

Annexation Application

Please legibly print or type the following annexation application in its entirety. Incomplete applications will not be accepted. Submit the application, along with annexation petition, draft resolution, annexation plan, and minimum sixty-seven (67) copies of the plat.

APPLICANT (PETITIONER) INFORMATION (Owner's Agent Authorization Affidavit Must Be Submitted With Application)

Contact Name: J. Dan Fryer

Firm/Company: Vista Pointe, LLC

Address: 24012 Frederick Road, Suite 200, Clarksburg, MD 20871

Phone 301-428-0800

Fax 301-428-1736

Email dfryer@pleasants.org

Note: All correspondence will be sent to the Applicant. If the Owner also wishes to receive a copy, please check box: ☐

OWNER INFORMATION

Name: Vista Pointe, LLC

Firm/Company:

Address: 24012 Frederick Rd., Suite 200, Clarksburg, MD 20871

Phone

Fax

Email

ENGINEER/SURVEYOR INFORMATION

Name: Adam Rufe

Firm/Company: Macris Hendricks & Glascock

Address: 9220 Wightman Road, Suite 120, Montgomery Village, MD 20886

Phone 301-670-0840

Fax 301-948-0693

Email arufe@mhgpa.com

PROPERTY INFORMATION

Property Name: Ferris Property	
Property Location: Located approximately a half mile south of Monocacy Crossing Parkway on Jefferson Pike (MD Route 180), just south of the Brunswick Crossing PUD.	
Property Size Acres: 57.00 Sq. Ft.: 2,482,920	County Existing Land Use: Agricultural
City Proposed Zoning: R-1 Low Density Residential	County Current Zoning: Agricultural
City Planned Land Use: Residential	County Planned Land Use: Residential
Existing # of Lots: 1	Proposed # of Lots: 2-5 DU /acre (114-285 Lots)
Existing Adjacent Land Use(s) to the North: Brunswick Crossing PUD/Residential	Existing Adjacent Land Use(s) to the East: Residential/Brunswick Crossing PUD
Existing Adjacent Land Use(s) to the South: Residential	Existing Adjacent Land Use(s) to the West: Agricultural

NOTE: If the proposed annexation includes more than one Land Use or Zoning Classification, continue detailed description by acreage and square feet in spreadsheet form, and attach to this application.

ACCESS

Frontage Road(s): Jefferson Pike (Rte. 180)
Other Road(s): Brunswick Crossing - Potomac View Parkway

PUBLIC FACILITIES

Access to Sewer: Connect to Existing Gravity System within Adjacent Brunswick Crossing
Access to Water: Connect to Existing Waterline within Adjacent Brunswick Crossing
Water & Sewer Tap Availability: City of Brunswick
Parks and Recreation: City of Brunswick
School System: FC - Brunswick

I hereby attest that the information provided on this application is complete and correct.



Signature of Applicant/Agent



Date

PROPERTY INFORMATION

Property Name: Brylawski Property	
Property Location: Located east of the Ferris Property. Not along a public road. Just south of Phase 5 of the Brunswick Crossing PUD.	
Property Size Acres: 15 Sq. Ft.: 653,400	County Existing Land Use: Agricultural
City Proposed Zoning: R-1 Low Density Residential	County Current Zoning: Agricultural
City Planned Land Use: Residential	County Planned Land Use: Residential
Existing # of Lots: 1	Proposed # of Lots: 2-5 DU /acre (30-75 Lots)
Existing Adjacent Land Use(s) to the North: Brunswick Crossing PUD/Residential	Existing Adjacent Land Use(s) to the East: Residential/Brunswick Crossing PUD
Existing Adjacent Land Use(s) to the South: Residential	Existing Adjacent Land Use(s) to the West: Residential/Agricultural

NOTE: If the proposed annexation includes more than one Land Use or Zoning Classification, continue detailed description by acreage and square feet in spreadsheet form, and attach to this application.

ACCESS

Frontage Road(s): None
Other Road(s): Brunswick Crossing PUD prop. access and will also have prop. access though Ferris Property.

PUBLIC FACILITIES

Access to Sewer: Connect to Existing Gravity System within Adjacent Brunswick Crossing
Access to Water: Connect to Existing Waterline within Adjacent Brunswick Crossing
Water & Sewer Tap Availability: City of Brunswick
Parks and Recreation: City of Brunswick
School System: FC - Brunswick

I hereby attest that the information provided on this application is complete and correct.



Signature of Applicant/Agent



Date

(Rev. 08/07)

PETITION FOR ANNEXATION OF
72 ACRES, MORE OR LESS, INTO
THE CITY OF BRUNSWICK

BY THIS PETITION, request is herewith made to the Mayor and Council of The City of Brunswick to annex 72 acres of land, more or less, being generally known as the Ferris and Brylawski Properties situated approximately a half mile south of Monocacy Crossing Parkway on Jefferson Pike (MD Route 180), Knoxville, Frederick County, Maryland, (hereinafter collectively referred to as the "Property") into the corporate limits of the City of Brunswick, Maryland (hereinafter collectively referred to as the "City"). The Property is contiguous to and adjoins the existing corporate area of the City, and this annexation will not create any area completely surrounded by the corporate boundaries of the City, which is not included within the said corporate area (commonly called "an enclave"). The Property to be annexed is more particularly described by a metes and bounds legal description which is attached hereto as **DESCRIPTION OF TWO (2) PARCELS TO BE ANNEXED TO THE CITY OF BRUNSWICK THE PROPERTY OF BRUNSWICK CROSSING LLC LIBER 9832 FOLIO 169, PLAT 32 PAGE 150 AND THE PROPERTY OF VISTA POINTE, LLC LIBER 15937 FOLIO 132 PETERSVILLE (NO.12) ELECTION DISTRICT FREDERICK, COUNTY, MARYLAND**, and made a part of this Petition as **EXHIBIT A**, and shown on the exhibit attached hereto as **ANNEXATION BOUNDARY SURVEY PARTS 1 & 2** dated August 24th, 2021 and prepared by MHG and made part hereof.

The specific conditions upon which this Petition is submitted are as follows:

1. Vista Pointe, LLC, its successors and assigns, Owner of the Property, hereinafter referred to herein as the "Petitioner", do hereby submit this Petition. The designated representative of the Petitioner, who shall serve as a contact person for the purpose of receiving notices from the City and requests for further information is: Vista Pointe, LLC, 24012 Frederick Road, Suite 200, Clarksburg, Maryland 20871, 301-428-0800. Petitioner shall pay the costs of the Annexation Petition or Annexation Resolution introduced in the City by reason of this Petition, including any required advertising costs.
2. The Petitioner is filing this Petition as required by Md. LOCAL GOVERNMENT Code Ann. § 4-404, as the owner of more than twenty-five percent (25%) of the assessed valuation of the Property. Accordingly, no Residents live on the properties, and no additional consent is necessary for this Petition.
3. The Property shall be added to the corporate boundaries of the City and shall be generally subject to the provisions of the Charter of the City, except as may be expressly set forth to the contrary in this Petition and any documents attached to this Petition.
4. Municipal ad valorem real estate taxes shall not be imposed on any individual lot(s)

or parcel(s) comprising the Property (hereinafter referred to as a "Lot") until Petitioner or its assigns records such Lot.

5. Extension of sanitary sewer, water and storm drain lines, streets, curbs, and all other public improvements typically provided by the City within the area to be annexed, to the extent allowed by law, shall be at the expense of the Petitioner and shall be at no cost to the City. The City will provide water and sanitary sewer service to the Property. The allocation of water and sewer taps to the Property will be from those certain taps reserved and allocated pursuant a new System Service Agreement, by and between the Mayor and Council of the City of Brunswick, Maryland and the Petitioner. Water and sewer engineering plans will be submitted to the City for review and approval in conjunction with the Improvement Plans for the Property.
6. The City will not require the Petitioner to provide any off-site improvements as a condition of the Annexation, unless otherwise provided herein or required by written agreement between the City and the Petitioner, and only to the extent allowed by law.
7. Subject to all appropriate laws and administrative requirements, on the Annexation Resolution "Effective Date", the Property (72+/- acres) shall be zoned by the City, simultaneously at the time of annexation, to the R-1 Low Density Residential zoning category in the City of Brunswick. The City shall acknowledge that the Phase 1 Plan (Justification Phase Plan) of Vista Pointe, is acceptable to the Mayor and Council; however, Petitioners recognize that the Phase 1 Plan must be approved by the City Planning Commission and Mayor and Council in accordance with Section 21.5 of the Zoning Ordinance following annexation of the Subject Property.
8. The City agrees to cooperate in all regards and make all reasonable efforts to obtain express consent to said requested zoning classification and the requested annexation by any other governmental entity/agency with jurisdiction, including but not limited to Frederick County, Maryland. Furthermore, the City agrees to cooperate with the Petitioner in any application to Frederick County, Maryland for an amendment to the water and sewer classification of the Property, as same may be required to develop the Property.
9. The Petitioner reserves the right to withdraw this Petition and to terminate this Agreement without liability to the City (except for public notice advertising expenses) if the conditions of annexation specified herein and set forth in the Annexation Resolution are substantially different and/or materially changed to Petitioner's detriment, as determined in the sole and absolute discretion of the Petitioner. Should the Petitioner elect to terminate this Agreement, this may be done at any time prior to the Mayor and Council's final vote on the Annexation Resolution.
10. The following elements will be implemented at the time of Subdivision in accordance with City of Brunswick regulations:
 - a. Green areas and Recreation areas.
 - b. Preservation of trees, natural topography, and geologic features to prevent soil

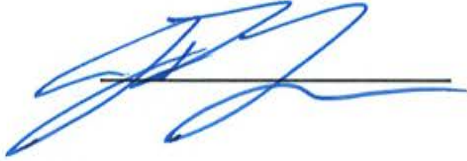
erosion.

- c. Efficient use of land to minimize the networks of streets and underground utilities.
- d. A cohesive land design that carries on the beauty and allure of the Brunswick Crossing Community.
- e. Unit density consistent with R-1 zoning of 2-5 DU/acre (maximum of 360 DU's).

WITNESS the hand and seal of the Petitioners on the 13th day of September, 2022.


[SIGNATURES ON FOLLOWING PAGES]

WITNESS:



VISTA POINTE, LLC, a
Maryland limited liability company

By: Pleasants Enterprises, Inc., Manager

By:  (SEAL)
William D. Pleasants, Jr., President

PETITIONER VISTA POINTE

EXHIBIT A

**DESCRIPTION OF TWO (2) PARCELS TO BE
ANNEXED TO THE CITY OF BRUNSWICK**

**THE PROPERTY OF
VISTA POINTE, LLC
BOOK 16216 PAGE 418
AND
BOOK 16171 PAGE 260
PLAT BOOK 32 PLAT NUMBER 150**

**PETERSVILLE (NO. 12) ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND**

All of those two (2) parcels of land hereinafter described as **PART ONE** and **PART TWO**:

PART ONE being all of the property transferred by Brunswick Investments, LLC, a Maryland limited liability company to Vista Pointe, LLC, a Maryland limited liability company by a confirmatory deed dated October 4, 2022 and recorded among the Land Records of Frederick County, Maryland in Book 16216 at Page 418; and

PART TWO being all of the property conveyed by Brunswick Crossing, L.L.C., a Maryland limited liability company to Vista Pointe, LLC, a Maryland limited liability company by a deed dated October 10, 2022 and recorded among the Land Records of Frederick County, Maryland in Book 16171 at Page 260; and being also shown as "Area of Addition" on an addition plat entitled "Herb's Corporation Addition to E. F. Brylawski" recorded among the aforesaid Land Records in Plat Book 32 as Plat Number 150;

PART ONE and **PART TWO** being more particularly described by MHG, P.A. on November 9, 2022 in the Maryland Coordinate System NAD 83/91 datum as follows:

PART ONE

Beginning for said parcel of land at a planted stone found at the beginning of the fifth (5th) or North 14°30' East, 61.05 perch line of the aforesaid lands conveyed to Julianne K. Ferris, et al by a deed dated April 2, 1982 and recorded among the aforesaid Land Records in Book 1168 at Page 731; being also the lands conveyed to conveyed by Lawrence B. Kelly to The Year 2003 Trust for descendants of William D. Pleasants, Jr. by a deed dated July 13, 2005 and recorded among the aforementioned Land Records in Book 5462 at Page 620; and the property conveyed by Lawrence B. Kelly to The Year 2003 Trust for descendants of William D. Pleasants, Jr. by a deed dated October 13, 2005 and recorded among the aforementioned Land Records in Book 5658 at Page 98 as described by metes and bounds in a deed recorded among the aforementioned Land Records in Liber JLJ 5, Folio 427, then with all of said line and with all of the South 14°39'54" West, 1021.11 foot plat line of Farm Lot 4 as shown on a plat recorded in Plat Book 72 as Plat Number 23 among the aforementioned Land Records as now surveyed

1. North 10°54'02" East, 1019.32 feet to a planted stone found, then continuing with the said lands of Ferris, et al. with all of the second (2nd) or North 45°30' West, 20 perch deed line of "Part Third" as described in a deed recorded in Liber WIP 9 at Folio 633 and continuing with the outline of said Farm Lot 4
2. North 48°29'28" West, 330.00 feet to a point on the easterly side of Jefferson Pike, Maryland Route 180, at the beginning of the third (3rd) or North 72° East, 12.68 perch line of said "Part Third", and running then with said road and with all of said third (3rd) line
3. North 69°00'32" East, 209.22 feet to a point at the end of the first (1st) or South 63° West, 16.02 perch line of "Part Second" of said deed recorded in Liber WIP 9 at Folio 633, then with all of said first line reversed

4. North 60°10'32" East, 277.32 feet to a point on the first (1st) or North 21° East, 31 perch line of "Part First" of said deed recorded in Liber WIP 9 at Folio 633, then with part of said first line
5. North 23°37'52" East, 27.69 feet to a point at the end of said first line, said point being also at the end of the eleventh (11th) or North 64°53'54" West, 1701.15 foot deed line of the lands conveyed by Leon B. Enfield and Shirley G. Enfield, husband and wife, to Brunswick Crossing, L.L.C., a Maryland limited liability company by a deed dated September 24, 2004 and recorded among the aforementioned Land Records in Book 4869 at Page 156, then with all of said eleventh line reversed, all of the second line of said "Part First" and all of the first (1st) or South 61° East, 77.88 perch line of said lands of Ferris, et al. as described in Liber JLJ 5, Folio 427
6. South 64°53'54" East, 1701.15 feet to a point, then with all of the tenth (10th) line reversed of said deed recorded in Book 4869 at Page 156 and all of the second (2nd) or South 31-1/2° West, 94.78 perch line of said lands of Ferris, et al. as described in Liber JLJ 5, Folio 427
7. South 27°53'51" West, 1567.45 feet to a rebar and cap marked RE53 found at the beginning of the first (1st) or North 57°39'04" West, 598.57 foot deed line of the aforementioned deed recorded in Book 9832 at Page 172 as shown on said plat recorded in Plat Book 32 as Plat Number 150, and running then with all of the first and second lines of said deed and with all of the third and fourth lines of said lands of Ferris, et al. as described in Liber JLJ 5, Folio 427 the following three (3) courses and distances
8. North 61°36'58" West, 598.17 feet to a rebar and cap found, then
9. North 61°30'47" West, 339.66 feet to a T-bar found, then
10. North 61°35'58" West, 426.24 feet to the point of beginning; containing an area of 2,459,248 square feet or 56.45656 acres of land.

PART TWO

Beginning for said parcel of land at a rebar found at the southerly end of the South 14°03'33" West, 268.80 foot plat line of said plat recorded in Plat Book 32 as Plat Number 150 among the aforementioned Land Records, and running then with the outline of the entire "Area of Addition" as shown on said plat the following ten (10) courses and distances: with part of the South 14°03'33" West, 1753.92 foot plat line of Farm Lot 4 as shown on a plat recorded in Plat Book 72 as Plat Number 23 among the aforementioned Land Records

1. North 10°04'58" East, 268.85 feet to a T-bar found on the fourth (4th) or North 57°30' West, 46.4 perch line of the lands conveyed to Julianne K. Ferris, et al by a deed dated April 2, 1982 and recorded among the aforesaid Land Records in Book 1168 at Page 731; being also the lands conveyed to conveyed by Lawrence B. Kelly to The Year 2003 Trust for descendants of William D. Pleasants, Jr. by a deed dated July 13, 2005 and recorded among the aforementioned Land Records in Book 5462 at Page 620; and the property conveyed by Lawrence B. Kelly to The Year 2003 Trust for descendants of William D. Pleasants, Jr. by a deed dated October 13, 2005 and recorded among the aforementioned Land Records in Book 5658 at Page 98 as described in a deed recorded among the aforementioned Land Records in Liber JLJ 5, Folio 427, then with part of said line reversed
2. South 61°30'47" East, 339.66 feet to a rebar found, then with all of the third (3rd) or North 58°45' West, 36.24 perch line of said description in Liber JLJ 5, Folio 427
3. South 61°36'58" East, 598.17 feet to a rebar and cap marked RE53 found, then with all of the ninth (9th) or North 72°13'44" West, 1216.24 foot deed line of the lands conveyed by Leon B. Enfield and Shirley G. Enfield, husband and wife, to Brunswick Crossing, L.L.C., a Maryland limited liability company by a deed dated September 24, 2004 and recorded among the aforementioned Land Records in Book 4869 at Page 156

4. South 72°13'44" East, 1216.24 feet to a point, then with all of the eighth (8th) or North 56°58'53" West, 410.52 foot deed line of said deed recorded in Book 4869 at Page 156
5. South 56°58'53" East, 410.52 feet to a point at the northerly end of the twenty-first (21st) or North 11°02'22" East, 273.71 foot deed line of the lands conveyed by Mary Ann Daugherty and Shawn Daugherty, Trustees of the Herbert L. Daugherty Trust of 1994 – CST as to a One-Third (1/3) interest as Tenants in common and the Herbert L. Daugherty Trust of 1994 – Marital as to a Two-Thirds (2/3) interest as Tenants in common to New Brunswick L.L.C., a Maryland liability company, by a deed dated July 7, 2004 and recorded among the aforementioned Land Records in Book 4725 at Page 578, then running with the twenty-first (21st) through the seventeenth (17th) lines of said deed as now surveyed
6. South 11°04'23" West, 273.78 feet to a rebar and cap marked RE53 found, then
7. North 56°55'34" West, 478.93 feet to a rebar found, then
8. North 72°17'56" West, 1205.73 feet to a rebar found, then
9. North 61°37'37" West, 622.94 feet to a rebar found, then
10. North 61°31'56" West, 254.40 feet to the point of beginning; containing an area of 652,073 square feet or 14.96954 acres of land.

Tax I.D. # (PART ONE) 12-288778

Tax I.D. # (PART TWO) 12-296193

Certified correct to the best of my professional knowledge, information and belief and this description was prepared by me and is in conformance with Title 9, Subtitle 13, Chapter 6, Section .12 of the Minimum Standards of Practice for Land Surveyors.



MHG, P.A.
Wayne F. Aubertin, Professional Land Surveyor
Maryland Registration No. 21330
License Expires: 01-07-2023



AFTER RECORDATION PLEASE RETURN TO:

MHG, P.A.
9220 Wightman Rd., Suite 120
Montgomery Village, MD 20086
Attn: Wayne F. Aubertin

F:\Projects\00055\00055.98\WP\SA_RLB_BRUNSWICKCROSSING_INVESTMENTS_ANNEX_2022_11_09.docx

NAD 83/11 DATUM

LOT 2, SECT. 1
C.W. JOINT INVESTMENT PROP.
P.B. 50 P. 134

MARVIN A. & WANDA M. LEASE
L. 1862 F. 225

LOT 1, SECT. 1
KNOXVILLE OVERLOOK
P.B. 31 P. 154

ERIC W. & STEPHANIE SLOCUM-SCHAFER
L. 2207 F. 1282

PARCEL 87
ERICA K. DEENER & RYAN S. BARGER
L. 10863 F. 403

PARCEL 86
MICHELE A. GORVOY
L. 13468 F. 159

Remainder Tax Parcel 23
BRUNSWICK CROSSING, LLC
L. 4869 F. 156

LINE	BEARING	DISTANCE
L1	N 48°29'28" W	330.00'
L2	N 69°00'32" E	209.22'
L3	N 60°10'32" E	277.32'
L4	N 23°37'52" E	27.69'
L5	N 10°04'58" E	268.85'
L6	S 11°04'23" W	273.78'

ANNEXATION AREA
PART 1
AREA = 2,459,248 S.F. OR
56.45656 AC.

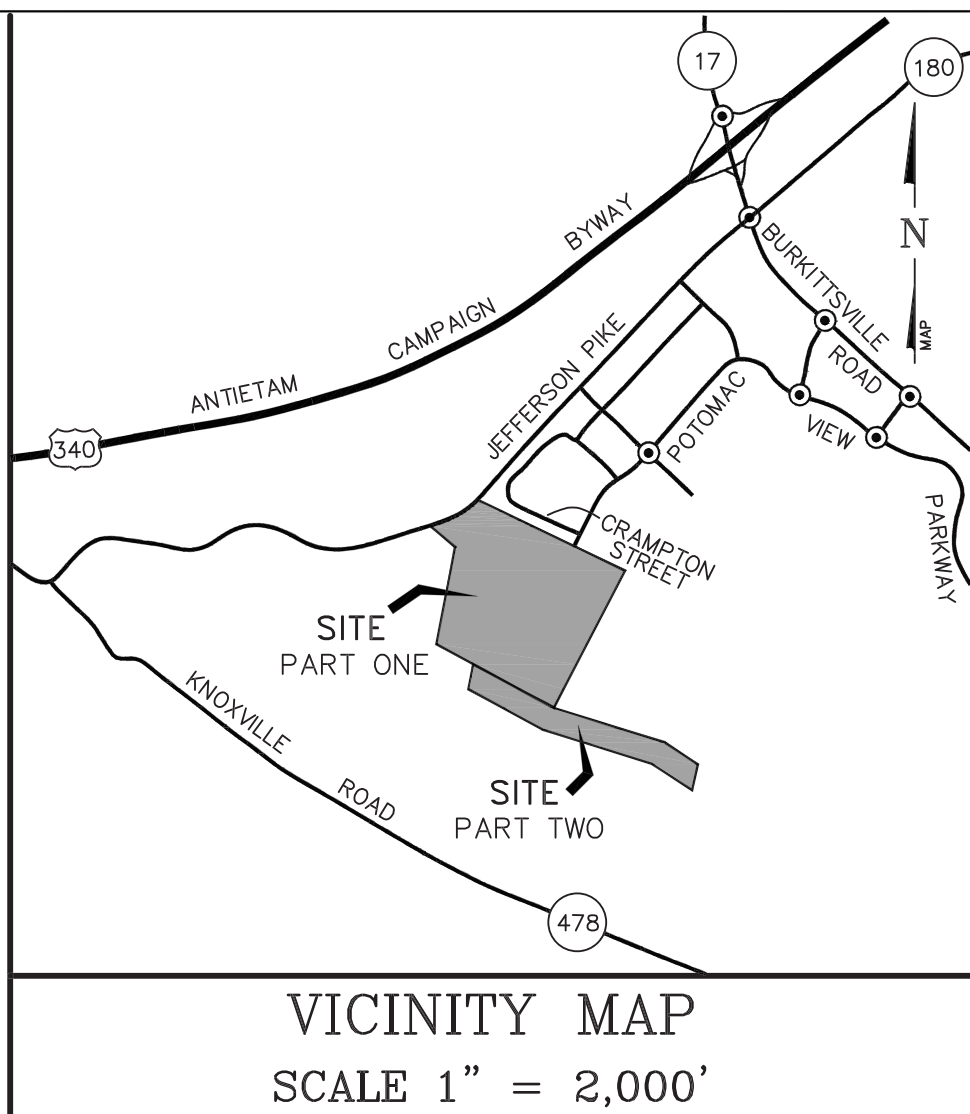
VISTA POINTE, LLC
BK. 16216 PG. 418

REMAINDER TAX PARCEL 23
BRUNSWICK CROSSING, LLC
L. 4869 F. 156

REMAINDER TAX PARCEL 23
BRUNSWICK CROSSING, LLC
L. 4869 F. 156

VISTA POINTE, LLC
BK. 16216 PG. 415
FORMERLY
HERBERT L. DAUGHERTY TRUST
of 1894
L. 2227 FOLIO 303
(DESCRIBED IN L. 409 F. 503)

VISTA POINTE, LLC
BK. 16216 PG. 415
FORMERLY
BRUNSWICK INVESTMENTS, LLC
L. 15795 F. 393



MHG

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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PLEASANTS DEVELOPMENT

24024 FREDERICK ROAD
CLARKSBURG, MD 20871

MORGAN L. ETTERS

301-428-0800

ANNEXATION
BOUNDARY SURVEY
PARTS 1 & 2

PART ONE
VISTA POINTE, LLC
BK. 16216 PG. 418

PART TWO
VISTA POINTE, LLC
BK. 16171 PG. 260
PLAT BOOK 32 PAGE 150

TAX MAP 91F

12TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

I hereby certify that I have conducted a Boundary Survey of the land shown hereon in accordance with COMAR 09.13.06.03, and that this plot of survey is an accurate representation of said boundary survey, and that said boundary survey is all of the same lands as described in the deeds shown and referenced hereon.

My license is scheduled to expire January 07, 2023, if not renewed.

11/11/22

Date:

Macris, Hendricks & Glascock, P.A.
Wayne F. Aubertin
Professional Land Surveyor
Maryland Reg. No. 21330

PROJ. MGR AR

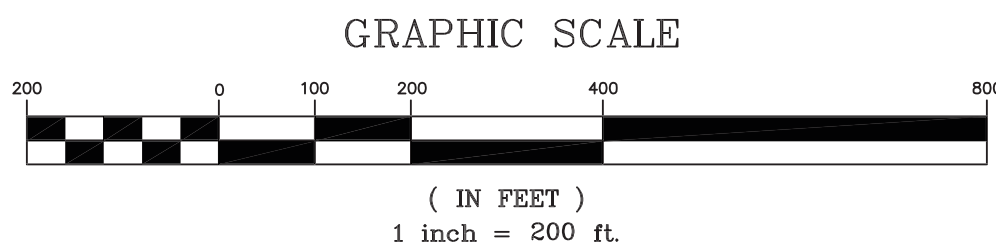
DRAWN BY WG

SCALE 1"= 200'

DATE 09/08/2022

PROJECT NO. 2000.055.98.25

SHEET NO. 1 OF 1



City of Brunswick, Maryland

(Amended Charter Boundary per City resolutions xx-xxx and xx-xxx adopted xx-xx-xxxx)

Section 16-2 Boundaries

The limits of said town of Brunswick begin at a stone planted at the northeast corner of a culvert under the Chesapeake and Ohio Canal, said place of beginning being at the end of the thirteenth line of a tract of land conveyed to the Real Estate and Improvement Company at Baltimore City by Mary Gertrude Orrison, by deed dated December seventh, eighteen hundred and eighty-nine and recorded among the Land Records of Frederick County, in Liber W.I.P. number nine, folio five hundred and eighty-six, etc., and running thence with and binding reversely on the lines of the above mentioned conveyance in the Maryland State Plane NAD 83/91 Datum to the following courses and distances, to wit:

1. North 17°38'45" East, 651.75 feet to a stone, thence
2. North 01°21'15" West, 660.00 feet to a stone, thence
3. North 02°21'15" West, 173.25 feet to a stone, thence
4. North 12°08'45" East, 2,128.50 feet to a stone, planted in the center of a lane leading to the property owned by John Frazier, said stone being also planted at the corner of said Frazier's property, thence with the center of said lane
5. North 41°51'15" West, 1,089.00 feet to a stone, planted in the road leading from Parker's Mill to the City of Brunswick, thence with said road
6. North 30°23'45" East, 115.50 feet to a stone, thence
7. North 68°36'15" West, 95.70 feet to a stone, thence
8. North 70°36'15" West, 316.80 feet to a stone, thence
9. North 31° 51' 15" West, 610.46 feet to a P.K. nail set at the westerly end of the North 58° 50' 22" East, 249.10 foot plat line of the area dedicated to public use and as shown as Line Number 2 on a plat entitled "Plat of Lot Created by Public Taking, Biser's Overlook" recorded among the aforesaid Land Records in Plat Book 39 at Page 158, said

point also being on the centerline of Maryland Route 464; thence leaving the ninth (9th) line of the limits of the City of Brunswick as described in the 1957 Town Charter and running with all of said line along the centerline of said Maryland Route 464 and with the lands of John H. Kelly as described by a deed dated August 27, 1976 and recorded among the aforementioned Land Records in Liber 997 at folio 662

10. North 52° 58' 58" East, 249.58 feet to a P.K. nail set; thence continuing with the said dedication area as shown on the aforementioned plat and with the lands of said John H. Kelly

11. South 36° 30' 18" East, 40.00 feet to a rebar and cap set; thence continuing with the said dedication area as shown on the aforementioned plat, with the northerly line of Lot 2, Section 2 as shown on a plat entitled "Combined Preliminary/Final Plat, Lots 1, 2, and 3, Section 2, Biser's Overlook" and recorded in Plat Book 41 as Page 51 among the aforementioned Land Records and conveyed to L.K. and T.O. Murray by a deed recorded in Liber 1576 at Folio 276 among the aforementioned Land Records, with part of the lands conveyed to Roland M. and Evelyn L. Biser in a deed recorded in Liber 1875 at Folio 578, and with the northerly line of Lot 3, Section 2 as shown on said plat recorded in Plat Book 41 as Page 51 among the aforementioned Land Records and conveyed to G. L. and R. L. Grams by a deed recorded in Liber 1576 at Folio 281 among the aforementioned Land Records

12. North 52° 58' 58" East, 624.89 feet to a rebar and cap set; thence continuing with the said dedication area as shown on the aforementioned plat recorded in Plat Book 41 as Page 51 and with the lands conveyed to J. F and R. M. Gordon by a deed recorded in Liber 817 at Folio 392 among the aforementioned Land Records

13. North 36° 32' 54" West, 40.00 feet to a P.K. nail set on the centerline of Maryland Route 464; thence along the centerline of said Maryland Route 464, continuing with the said dedication area as shown on the aforementioned plat, with the northerly line of aforementioned lands conveyed to J. F and R. M. Gordon, with the northerly line of the lands conveyed to W. A. and G. L. Arvin by a deed recorded in Liber 491 at Folio 493, with the northerly line of the lands conveyed to W. A. and G. L. Arvin by a deed recorded in Liber 651 at Folio 45, and with the northerly line of the lands conveyed to F. L. and S. K. Cuddlip by a deed recorded in Liber 2174 at Folio 753 among the aforementioned Land Records

14. North 52° 58' 58" East, 255.14 feet to a P.K. nail set; thence continuing with the said centerline, with the dedication area as shown on the aforementioned plat, with the northerly line of the lands conveyed to F. L. and S. K. Cuddlip by a deed recorded in Liber 2174 at Folio 753, and with the lands conveyed to R. E. Wheeler by a deed recorded in Liber 1596 at Folio 153 among the aforementioned Land Records

15. 457.80 feet along the arc of a curve deflecting to the right, having a radius of 1269.28 feet (chord: North 63° 18' 55" East, 455.33 feet) to a P.K. nail set; thence with all of Line Number 3 of said dedication area as shown on the aforementioned plat entitled "Plat of Lot Created by Public Taking, Biser's Overlook" recorded among the aforesaid Land Records in Plat Book 39 at Page 158 as shown on the aforementioned plat, leaving said Maryland Route 464 and binding with the first (1st) or North 03°45' West, 435.6 foot line of a deed recorded among the Land Records of Frederick County, Maryland in Liber 703 at folio 283, with the ninth (9th) line or South 03°52'19" East, 525.25 foot line of a deed recorded among the aforesaid Land Records in Liber 2221 at Folio 406 and with the North 02°56'00, West, 1142.81 foot plat line of a plat entitled "Boundary Survey of Property Now Known as Wire Bender Farm" recorded among the aforesaid Land Records in Plat Book 15 at Page 69 the following course and distance:

16. North 04° 31' 32" West, 2101.81 feet to a point; thence binding with the fourth (4th) and fifth (5th) lines of a deed recorded among the aforementioned Land Records in Liber 1471 at Folio 570 the following two {2} courses:

17. North 84° 49' 31" West, 1365.16 feet to a point; thence

18. North 47° 23' 14" West, 625.85 feet to a point on the North 55°52' East, plat line of a plat entitled "Plat of Rosemont" recorded among the aforesaid Land Records in Plat Book STH1 at Page 95; thence binding with the southerly limits of Lots 50, 51, 52 and part of Lot 56 as shown on said plat:

19. South 50° 00' 32" West, 746.75 feet to a point; thence continuing with the southerly limits of Lots 49, 48, 47 and part of Lot 46 as shown on the aforesaid plat of Rosemont, the following course and distance:

20. South 49° 06' 33" West, 638.64 feet to a stone found; thence continuing with the southerly limits of Lots 46, 45, and 44 as shown on the aforesaid plat of Rosemont the following course and distance

21. South 44° 54' 46" West, 376.71 feet to a t-bar found; thence continuing with the southerly limits of Lots 43, 42, 41, 40, 39, 38, and 37 as shown on the aforesaid plat of Rosemont, with the southerly lines of Parcel 2, Tract 1 and Parcels 1 and 2, Tract 2 of the lands conveyed to Gary R. Cooper and W. Kay Cooper by a deed recorded in Liber 2808 at Folio 907, and with the lands conveyed to R. N. Grove, Jr. and Melody A. Grove by a deed recorded in Liber 879 at Folio 84 among the aforementioned Land Records the following course and distance

22. South 44° 43' 52" West, 1167.79 feet to a point; thence continuing with the lands conveyed to R. N. Grove, Jr. and Melody A. Grove by a deed recorded in Liber 879 at Folio 84 among the aforementioned Land Records the following course and distance

23. South 38° 37' 59" West, 194.08 feet to a rebar and cap set at the beginning of the fourteenth line of the 1957 Town Charter; and running thence with all of said line

24. North 69° 36' 15" West, 1515.00 feet to a point; thence

25. North 57°06'15" West, 558.00 feet to a stone, thence

26. North 48°06'15" West, 337.00 feet to a stone in the southeast line of Maryland Route 17 (former Brunswick Road), thence crossing said Route 17 and the farm formerly owned by Daniel Shafer and now owned by Olive S. Long

27. North 59°06'15" West, 1,720.00 feet to a point, said point being on the eleventh (11th) or North 20°15' East, 256.18 perch line as described in a conveyance from John A. Hope, Jr. and Lillie V. Hope to the Hope family limited partnership by deed dated December 29, 1994 and recorded among the Land Records of Frederick County, Maryland in Liber 2068 at Folio 896, thence binding with part of said line as now surveyed:

28. North 18°18'45" East, 310.00 feet to a point, said point being on the southerly right-of-way limits of relocated Maryland Route 17 as delineated on State Roads Commission Right-of-Way Plat no. 24594, said point being 40.00 feet left of base line station 17+91.23 as delineated on the aforesaid plat, thence binding with the southerly limits of said Maryland Route 17 (as shown on Maryland State Road Plats 24595, 29405, 29406) the following thirteen (13) courses:

29. North 48°16'29" West, 483.77 feet to a point, thence
30. South 41°43'31" West, 60.00 feet to a point, thence
31. North 48°16'29" West, 175.00 feet to a point, thence
32. North 17°18'40" West, 116.62 feet to a point, thence
33. North 48°16'29" West, 925.00 feet to a point, thence
34. South 41°43'31" West, 50.00 feet to a point, thence
35. North 48°16'29" West, 225.00 feet to a point, thence
36. North 34°14'19" West, 206.16 feet to a point, thence
37. North 48°16'29" West, 400.00 feet to a point, thence
38. North 64°58'27" West, 52.20 feet to a point, thence
39. North 39°44'38" West, 101.12 feet to a point, thence
40. North 48°16'29" West, 269.21 feet to a point on the right of way limits of Maryland State Route 17, said point being 40.00 feet left of baseline station 47+19.21 as delineated on State Roads Commission Right-of-Way Plat Number 29406, continuing thence with said right-of way limits
41. 797.14 feet along the arc of a curve deflecting to the right, having a radius of 1,949.86 feet and a chord bearing and length of North 36°33'47" West, 791.60 feet to a point, said point being 40.00 feet left of baseline station 55+00.00 as delineated on State Roads Commission Right-of-Way Plat Number 29406, thence continuing with said right-of way limits and with all of lines twelve, thirteen and part of line 14 of Parcel 2 as delineated on SRC Plat Number 29445 the following three (3) courses and distances
42. North 28°22'35" West, 102.71 feet to a point, thence
43. North 13°18'55" West, 51.67 feet to a point, thence

44. North 78°47'51" West, 66.50 feet to a point on the easterly right-of-way limits of Maryland State Route 180 as shown on said SRC Plat Number 35592, thence with said right-of-way limits the following two (2) courses and distances:
45. South 50°39'16" West, 452.47 feet to a point, thence
46. North 39°20'44" West, 32.73 feet to a point, said point being in or near the centerline of Jefferson Pike (Maryland Route 180), thence binding with said Jefferson Pike in or near the said centerline, thence
47. South 43°55'28" West, 436.29 feet to a point, thence
48. South 43°37'02" West, 2,051.86 feet to a point, thence leaving said centerline of Jefferson Pike
49. South 47°01'58" East, 32.61 feet to a concrete monument found, said point being the northeast front corner of Lot 1, Section 1 as delineated on a plat entitled "Combined Preliminary/Final Plat, Enfield Division" and recorded among the Land Records of Frederick County, Maryland in plat book 20 at page 112, thence binding with the westerly platted limits of said Lot 1
50. South 43°32'29" West, 220.82 feet to a point, thence
51. North 61°56'42" West, 34.15 feet to a point, said point being in or near the centerline of the aforesaid Jefferson Pike, thence binding with said Jefferson Pike in or near the centerline
52. South 43°37'02" West, 119.28 feet to a point, thence
53. South 41°12'19" West, 720.69 feet to a point at the end of the first (1st) or North 21° East, 31 perch line of "Part First" of a deed recorded in Liber WIP 9 at Folio 633, thence with part of said first line reversed
54. South 23°37'42" West, 27.69 feet to a point at the beginning of the first (1st) or South 63° West, 16.02 perch line of "Part Second" of said deed recorded in Liber WIP 9 at Folio 633, thence with all of said first line

55. South 60°10'32" West, 277.32 feet to a point on the east side of the aforesaid Jefferson Pike at the end of the third (3rd) or North 72° East, 12.68 perch line of "Part Third" of said deed recorded in Liber WIP 9 at Folio 633, and running thence with the east side of said Jefferson Pike and with all of said third (3rd) line reversed

56. South 69°00'32" West, 209.22 feet a point, thence continuing with all of the second (2nd) line of said "Part Third" and with all of the North 44°28'54" East, 313.78 foot plat line of Farm Lot 4 as shown on a plat recorded in Plat Book 72 as Plat Number 23 among the aforementioned Land Records as now surveyed

57. South 48°29'28" East, 330.00 feet to a planted stone found, thence continuing with the outline of said Farm Lot 4 and with all of the fifth (5th) or North 14-1/2° East, 61.05 perch line as described in Liber JLJ 5, Folio 427, reversed

58. South 10°54'02" West, 1019.32 feet to a planted stone found, thence still continuing with the outline of said Farm Lot 4 and with part of the fourth line as described in Liber JLJ 5, Folio 427

59. South 61°35'58" East, 426.24 feet to a T-bar found at the northerly end of the South 14°03'33" West, 268.80 foot plat line of an addition plat entitled "Herb's Corporation Addition to E. F. Brylawski" recorded among the aforesaid Land Records in Plat Book 32 as Plat Number 150, and running thence with all of said plat line and with part of the South 14°03'33" West, 1753.92 foot plat line of said Farm Lot 4, passing over a rebar found at a distance of 268.85 feet

60. South 10°04'58" West, 1553.89 feet to a point, thence

61. South 64°21'58" East, 196.38 feet to a point, thence

62. South. 60°21'58" East, 80.65 feet to a point, thence

63. South 64°21'58" East, 349.55 feet to a point, thence

64. South 64°51'06" East, 642.73 feet to a point, thence

65. South 68°20'38" East, 625.36 feet to a point, thence

66. South 70°56'00" East, 835.73 feet to a point, thence
67. South 18°51'54" West, 16.68 feet to a concrete monument found on the East side of a 14' alley as delineated on a subdivision record plat entitled "Brunswick Industrial Company's Addition to the Town of Brunswick" and recorded among the Land Records of Frederick County, Maryland in plat book STH 276 at plat 186, thence binding with said East side of said alley
68. South 18°51'54" West, 464.71 feet to a concrete monument found on the North side of Route 478 (Potomac Street also the road leading from Knoxville to Brunswick) thence
69. South 18°51'54" West, and continuing the same until it intersects the Maryland State Line; thence southeasterly, binding on the Maryland State Line until it intersects a line drawn South 24°51'15" East, from the beginning; and thence reversing the said line so drawn and binding thereon,
70. North 24°51'15" West, to the place of beginning.

THE CITY OF BRUNSWICK

ANNEXATION PLAN

Property Owner/Petitioner: Vista Pointe, LLC, Petitioner/Owner
- Tax Map 91I, Parcel 240

Acres: +/- 72

Property Location: Located approximately a half mile south of
Monocacy Crossing Parkway on Jefferson Pike
(MD Route 180), just south of the Brunswick
Crossing PUD.

Pursuant to the Annotated Code of Maryland, Local Government Article, Section 4-415(c), this Annexation Plan shall be consistent with the Municipal Growth Element of the City of Brunswick 2010 Master Plan.

The Property is located in Frederick County's 2010 Comprehensive Plan's Brunswick Community Growth Areas and is within the Comprehensive Plan's designated Municipal Growth Area Boundary for the City of Brunswick. The current County zoning for the property is Agricultural.

The Property is also located in the City of Brunswick's 2010 Master Plan's planned Growth Boundary and is designated by the City's Master Plan to be zoned R-1 Low Density Residential. The R-1 Low Density Residential zoning category is defined as 2-5 dwelling units per acre and therefore indicates this Property will have a minimum of 144 lots and a maximum of 360 lots.

The Petitioner is requesting a zoning category of R-1 with an age restricted PUD overlay be applied to the Property, consistent with the County's current zoning, and City's planned zoning for the Property. The proposed Low Density Residential zoning is also consistent with the adjoining land use of the Brunswick Crossing, which is zoned R-1 with a floating Zone PUD.

The Petitioner has also acquired the adjoining Daugherty Property containing 113.2 (+/-) acres of land located in the City and is currently zoned R-1 and OS. The Petitioner would also like to see this Property be included in the above-mentioned age restricted overlay.

Municipal Growth Area and Land Use Growth Policies

Annexation of the Property is entirely consistent with the Land Use policies of the City Master Plan's Municipal Growth Element. As one of the "three main areas of future growth" for the City, the

Master Plan identifies the “western portion of the growth boundary has existing properties and areas to annex with a residential land use designation”.¹

Annexation of the Property is also consistent with the City’s Master Plan Residential Development Policies. Such as the integration of new residential development with existing development, the use of cluster development techniques, and providing a variety of housing types within the City to accommodate the needs of households of all types.²

This proposed age restricted PUD will be adjacent to the Brunswick Crossing PUD and will be connected by a planned roadway system. The same architecture, characteristic of Brunswick Crossing, both in structure and landscape is planned and therefore will form a cohesive community network between old and new development.

Age restricted zoning has been requested due to the increasing demand seen in Homebuyers moving closer to their extended families. As stated in the Master Plan the decrease in average household size from 3.27 in 1960 to 2.7 in 2010 indicates, “more single person households and households with fewer children were being created in Brunswick.”³ This has been a noticeable trend in the Brunswick Crossing PUD as well. Families with children have chosen Brunswick Crossing because of its active lifestyle and amenities. They have invited their siblings and parents. And what was found is that the lot offerings with on-lot services have provided an amazing opportunity to those who want to live close to their Grandchildren and have room enough in their own home, and backyard, to entertain those children without the burden of intensive yard work. This age restricted PUD will be designed for those in search of an opportunity to live independently and have amenities structured specifically for their lifestyle.

Adequacy of Public Facilities

Roads

The Property will be served by entrances onto Maryland Route 180, a Maryland Department of Transportation State Highway Administration (“MDOT SHA”) owned and maintained road. Road improvement plans will be prepared for MDOT SHA review and approval as necessary to obtain an MDOT SHA Entrance Permit for the Property improvements. The Property will also have City Street connections to the existing Brunswick Crossing PUD and will provide a roadway connection through the Daugherty Tract as indicated in the 2010 Master Plan. This will help achieve the Master plan goal of promoting connectivity between developments and downtown (including the downtown commercial core area). In addition to the Annexation Bubble Plan a future vision of the road network extension though the Daugherty Tract is included in this Submission.

¹ City of Brunswick Master Plan (2010), Chapter 7 Municipal Growth, (P. 59)

² City of Brunswick Master Plan (2010), Chapter 5 Land Use, (P.41)

³ City of Brunswick Master Plan (2010), Chapter 3 Demographic Profile, (P.14)

Schools

The Property will be age restricted and, as a result, will have no impact on the school system.

Water and Sewer

The Property will be served by City of Brunswick's public water and sewer system located in the Brunswick Crossing Community. As of the 2022 Tap Allocation & Water Appropriation Report from the City there is approximately 331,750 gpd of remaining capacity in the sewer system after the buildout of Brunswick Crossing (this includes the reservation of 170 taps for buildable lots of record within the City). This is equivalent to approximately 1,623 taps which indicates sufficient capacity in the sewer system to handle the subject Property. Within the above mentioned report water allocation also indicates sufficient capability to provide water to the site as well. Further investigation into the water and sewer design will be done during Phase II of the PUD process. Water and sewer plans will be designed and submitted to the City for review and approval in conjunction with the Improvement Plans for the Property. For this Annexation it is anticipated that water and sewer taps/capacity, as necessary to develop the Property, will be assigned from an allocation agreement (draft included in this submission).

Police

The Property will be served by the City of Brunswick Police Department which, as of April 2019, includes 18 officers and 19 vehicles. The City's police station is approximately 3.5 miles from the Property, and the current patrol routes for the City's police force routinely pass the Property.

Fire Services

The Property is currently served by, and will be continued to be served by, the Brunswick Volunteer Fire Company. Brunswick Volunteer Fire Company is located 1.5 miles from the Property. No adverse effect on fire services is anticipated as a result of the Property annexation.

EMS and Rescue Services

The Property is served by and will be continued to be served by the Brunswick Ambulance and Rescue Company 19. Brunswick Ambulance and Rescue Company 19 station is located approximately 1.5 miles from the Property. No adverse effect is anticipated on EMS or rescue services as a result of the Property annexation.

Parks and Recreational / Libraries

The Property is being designed to include indoor and outdoor recreational areas specifically for the Residents within the proposed subdivision. Adult communities are shown to have a positive impact in regard to participation in local Library activities.

Stormwater Management

Stormwater Management will be designed, constructed, and maintained for the Property according to City, County and State requirements.

Sensitive Environmental Impacts

The development of the Property will have no impacts on any sensitive environmental areas. The Development will be designed to minimize stream valley encroachments.

Cost to the City on Providing Services

Given the contiguous location of the Property to existing services and MDOT SHA highways, the City will have minimal costs in providing services to the Property. The Petitioner will design and construct all necessary utility connections and road connections at no cost to the City, and the necessary water and sewer capacity will be assigned from a tap/capacity agreement using available volume in the system. Given the significant City tax revenue that will be generated by the Property, along with the employment benefits, the Property will provide significant net fiscal and economic benefit to the City of Brunswick.

Summary

The Plan presented in this application provides an opportunity for the City of Brunswick to achieve many of its Master Plan Goals. The Subject Property is included in the City's growth boundary and will be designed in the spirit of the Brunswick Crossing Community but with a targeted demographic not yet included in the City of Brunswick's current landscape. The age restricted PUD overlay will provide the City with a new type of housing and lifestyle option that will bring families closer together. Annexation of this Property into the City of Brunswick with R-1 zoning, and the age restricted PUD overlay, is fully consistent with the goals and objectives of the Master Plan and opens the potential for a more comprehensive Community. For the reasons stated above the Petitioner of this Application respectfully requests approval of the Proposed Annexation.



Vista Pointe

SCHEMATIC LAND USE
BUBBLE PLAN

N.T.S.

September 6th, 2022
Plan Prepared for and Property of Pleasants Development, LLC

RESOLUTION NO. _____

A RESOLUTION TO PROVIDE FOR THE ENLARGEMENT OF THE CORPORATE BOUNDARIES OF THE CITY OF BRUNSWICK BY EXTENDING THE CORPORATE LIMITS OF THE CITY AS DESCRIBED IN ARTICLE I, ENTITLED "IN GENERAL," SECTION 16-2, ENTITLED "BOUNDARIES," OF THE CHARTER OF THE CITY OF BRUNSWICK TO PROVIDE FOR THE ANNEXATION OF 71.4261 ACRES OF LAND, MORE OR LESS, ON THE WESTERN BOUNDARY OF THE CITY.

BE IT RESOLVED, that the corporate limits of the City of Brunswick shall include all property lying within the following boundaries:

See attached entitled "**EXHIBIT I**".

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED, by the Mayor and Council of the City of Brunswick, that the boundaries of the City as provided in the Charter of the City of Brunswick, as the same was enacted by the General Assembly of Maryland, be amended to include the above described Properties (hereinafter "Property"), and the City Planning & Zoning Administrator shall so amend the description of the corporate limits to include all the Property more particularly described in **EXHIBIT I**.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that the Property is included for all purposes and subject to the Charter and Ordinances of said municipal corporation in said area as if the Property had been originally or subsequently included within the boundaries of said municipal corporation, EXCEPT as set forth to the contrary in the conditions applying to this annexation, as hereinafter set forth.

The conditions of this annexation are as follows:

1. Petitioner, Vista Pointe, LLC, and its respective successors and assigns (hereinafter referred to as the "Petitioner"), shall pay the costs of any required advertising of this Annexation Resolution.
2. The Property shall be added to the corporate boundaries of the City and the Property and any persons residing on the Property shall be generally subject to the provisions of the Charter of the City, EXCEPT as set forth to the contrary in the following paragraphs of this Annexation Resolution.
3. Municipal ad valorem real estate taxes shall not be imposed on any individual lot(s) or parcel(s) comprising the Property (hereinafter referred to as "Lot") until Petitioner or its assigns records such Lot.
4. Extension of sanitary sewer, water and storm drain lines, streets, curbs, gutters, and all other public improvements typically provided by the City to and within the Property to the extent allowed by law and unless provided otherwise by this Resolution or by written agreement, shall be at the expense of the Petitioner, owner(s) or developer(s) requesting same.

5. Provided such extensions are requested under the terms outlined in paragraph 4. above, the City will allow Petitioner, at its expense, to extend sanitary sewer and water service to the Property. The City will provide water and sanitary sewer service to the Property. The allocation of water and sewer taps to the Property will be from an allocation agreement by and between the Mayor and Council of the City of Brunswick, Maryland and Petitioner Vista Pointe. Water and sewer engineering plans will be submitted to the City for review and approval in conjunction with the Improvement Plans for the Property.
6. Subject to all appropriate laws and administrative requirements, and simultaneously with its annexation into the corporate boundaries of the City, the Property is hereby classified in the City's R-1 (Low Density Residential) zone. The City will cooperate in all regards and make all reasonable efforts to obtain express consent to said requested zoning classification and the requested annexation by any other governmental entity/agency with jurisdiction, including but not limited to Frederick County, Maryland. Furthermore, the City will cooperate with the Petitioner in any application to Frederick County, Maryland for an amendment to the water and sewer classification of the Property, as same may be required to develop the Property.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED, that the Mayor of the City of Brunswick shall give public notice of the introduction of this Annexation Resolution at least two (2) times at weekly intervals in the Brunswick Citizen, a newspaper of general circulation in the City of Brunswick and Frederick County, Maryland, briefly and accurately describing the proposed change and the conditions and circumstances applicable, and shall provide for a public hearing to be held on _____, 2022 at City Hall, Brunswick, Maryland, at the hour of 6:00 p.m., which hearing shall be held not less than fifteen (15) days after the second (2nd) publication of this notice.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this annexation shall become effective forty-five (45) days after the passage of this Annexation Resolution unless a proper petition for referendum pursuant to §§ 4-408 et seq., of the Local Government Article of the Annotated Code of Maryland, is presented to the Mayor within said forty-five (45) day period.

INTRODUCED at a regular meeting of the Mayor and Council of the City of Brunswick
on _____, 2022.

APPROVED: _____, 2022

PASSED: _____, 2022

Nathan Brown, Mayor
City of Brunswick

Andrew St. John, Mayor Pro Tem
City of Brunswick

APPROVED FOR LEGAL SUFFICIENCY

City Attorney

VISTA POINTE

CITY OF BRUNSWICK WATER/WASTEWATER SYSTEM SERVICE AGREEMENT

THIS VISTA POINTE CITY OF BRUNSWICK WATER/WASTEWATER SYSTEM SERVICE AGREEMENT ("Agreement") is made this ____ day of _____, 2022, by and between the MAYOR AND COUNCIL OF THE CITY OF BRUNSWICK, MARYLAND, a body politic and corporate of the State of Maryland, having its principal offices at Brunswick City Hall, One West Potomac Street, Brunswick, Maryland 21716 (the "City"), and VISTA POINTE, LLC, a Maryland limited liability company, having its principal offices at 24012 Frederick Road, Clarksburg, Maryland 20871, and/or its successors and assigns (the "Developer").

WHEREAS, the Developer is the equitable or legal owner of certain lands to be annexed into the City of Brunswick, Frederick County, State of Maryland, located approximately a half mile south of Monocacy Crossing Parkway on Jefferson Pike (MD Route 180), just south of the Brunswick Crossing Community, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property"), which it intends to improve with residential uses to be served by public water and sewer (the "Project"); and

WHEREAS, the Project will be served by public water and sewer lines and facilities, including the City of Brunswick Water and Wastewater Treatment Plants owned, operated and maintained by the City (the "System"); and

WHEREAS, the City has determined, as of the date of this Agreement, the System is anticipated to have sufficient capacity to serve the complete build-out of the Project.

WHEREAS, the Developer acknowledges that the City cannot guarantee taps will be available due to the fluctuating MDE requirements and the Agreement already set in place for the Brunswick Crossing PUD.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the mutual covenants and promises herein contained, and other good and valuable consideration, the parties agree as follows:

1. RECITALS. The recitals set forth above are incorporated herein and made a part hereof.
2. ALLOCATION OF SERVICES AND TAPS. The City does hereby agree that the Services and Taps as are required to fully serve the Project will be assigned by the City, pursuant to this tap allocation Agreement. Further, the signature of the Developer of this Agreement herewith constitutes the required assignee acknowledgment also required thereunder.
3. RESERVATION OF SERVICES AND TAPS. At all times during the course of this Agreement, City agrees to operate and maintain the System in a good and workmanlike manner to ensure the City's ability to provide Services and available Taps.

4. CONSTRUCTION OF IMPROVEMENTS AND PUBLIC WORKS AGREEMENTS.

To the extent necessary, the Developer, and/or its successors and assigns, and the City agree to enter into Public Works Agreements (“PWAs”) for any improvements required for water and/or sewer improvements for the Project.

5. ASSIGNMENT AS SECURITY. This Agreement may be assigned by Developer to Developer’s lender(s) as security for any of Developer’s development financing of the Project or any part thereof. When possible, the lender will be given written notice by the City of default and a period of thirty (30) days within which to correct any default by Developer.

6. NOTICES. Every notice, approval, consent or other communication authorized or required by this Agreement shall be effective if the same is in writing and sent, postage prepaid, (A) by United States mail or (B) by a recognized overnight delivery service, directed to the other party at its address specified below, or such other address as either of the parties may designate by notice given from time to time in accordance with this paragraph. Notice sent by United States mail shall be deemed to have been received three (3) business days after it is deposited in the mail, and notice sent by a recognized overnight delivery service shall be deemed to have been received one (1) business day after it is sent. Notices necessary and provided in this Agreement shall be sent to:

For the City:

Mayor and Council of the City of Brunswick, Maryland
c/o Julie Martorana, City Administrator
One West Potomac Street
Brunswick, Maryland 21716

For the Developer:

Vista Pointe, LLC
c/o Jerry Connelly, Sr. Vice President
Pleasants Development, LLC
24012 Frederick Road, Suite 200
Clarksburg, Maryland 20871

6. DURATION. This Agreement shall terminate and be of no further force and effect fifteen (20) years from the effective date of this agreement, unless further extended by mutual agreement of the City and the Developer, which shall be evidenced by a written amendment to the Agreement signed by both parties. This Agreement may be freely assigned by Developer. This Agreement shall be binding and shall inure to the benefit of the parties and their respective successors and assigns.

WITNESS:

VISTA POINTE, LLC, a
Maryland limited liability company

By: Pleasants Enterprises, Inc., Manager

By: _____(SEAL)
William D. Pleasants, Jr., President

DEVELOPER

STATE OF _____, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY that on this _____ day of _____, 2022, before me, the subscriber, a Notary Public of the State of _____, in and for _____ County, personally appeared William D. Pleasants, Jr., President of Pleasants Enterprises, Inc., a Maryland corporation, Manager of Vista Pointe, LLC, a Maryland limited liability company, and he acknowledged the foregoing instrument to be the act and deed of Vista Pointe, LLC, in such capacity; and he did further certify that he is duly authorized, as the President of the Manager of Vista Pointe, LLC, to make this acknowledgement on its behalf.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTEST:

MAYOR AND COUNCIL OF THE CITY OF
BRUNSWICK, FREDERICK COUNTY,
MARYLAND, a body corporate and politic of
the State of Maryland

By: _____ (SEAL)
Mayor Nathan Brown

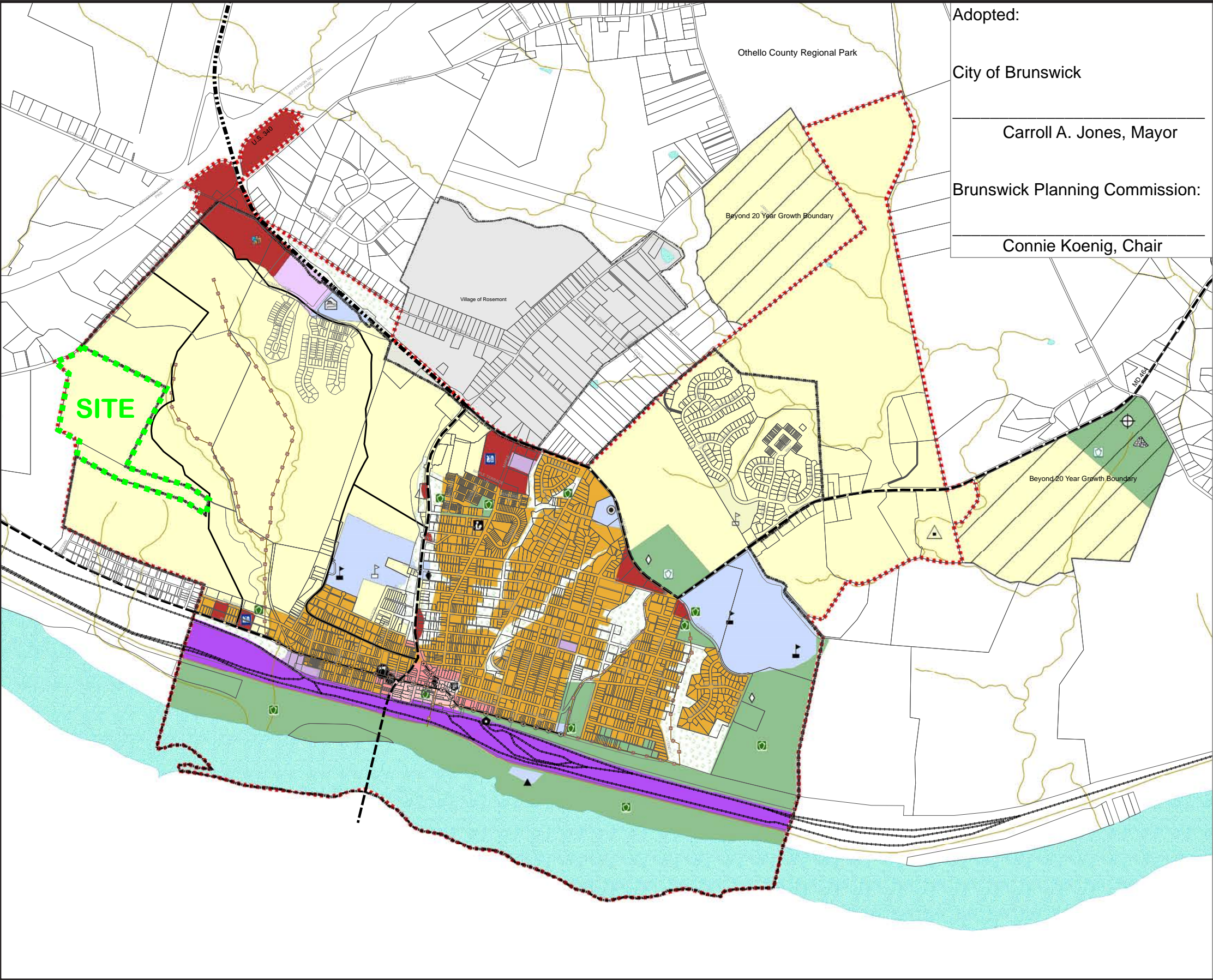
STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this _____ day of _____, _____, before me, the
Subscriber, a Notary Public in and for the State and County aforesaid, duly commissioned and
qualified, personally appeared Nathan Brown, Mayor of the City of Brunswick, Maryland, a
municipal corporation of the State of Maryland, and he did acknowledge the foregoing instrument to
be the act and deed of the City of Brunswick, Maryland, as its Mayor, and that he is duly authorized to
make this acknowledgment on its behalf.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: _____



Adopted:
City of Brunswick
Carroll A. Jones, Mayor
Brunswick Planning Commission:
Connie Koenig, Chair

Exhibit 1

City of Brunswick 2010 Master Plan



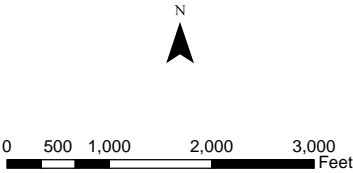
Legend

Land Use and Existing Community Facilities

- Conservation
- Parks and Recreation
- Low Density (2-5 units/acre) with 3.5 unit average
- Medium Density (6-10 units/acre)
- Downtown Commercial Core
- Downtown Transition
- General Commercial
- Office/Research
- Light Industrial
- General Industrial
- Institutional
- Fire/Ambulance Stations
- Government Buildings
- Library
- Parks
- Police Station
- Schools
- Water Storage Facilities
- Water Treatment Plant
- Wastewater Treatment Plant
- Shopping Centers
- City Boundary
- Village of Rosemont
- Potomac River

Future Community Facilities and Highway Classifications








- 20 Year Growth Boundary
- Beyond 20 Year Growth Boundary
- Future Fire/Ambulance Station
- Future Government Buildings
- Future Mulch Site
- Future Parks
- Future Police Station
- Future Retail and Office Centers
- Future School Site
- Future Wastewater Treatment Plant
- Future Water Treatment Plant & Elevation Tank
- Souder Road realignment
- Downtown Business Arterial
- Major Arterial
- Minor Arterial
- Collector
- Railroads
- Local Roads
- Bike Path



Prepared By:
MHG
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone: 301.670.0840
Fax: 301.948.0693
Web: www.mhgpa.com

Exhibit 2 City of Brunswick Zoning Map

Legend

-  Brunswick
-  Floating Zone MXD
-  Floating Zone PUD
-  A
-  OS
-  R1
-  R2
-  R2 MH
-  RS
-  B2
-  B3
-  GC
-  OR
-  I-1
-  I-2
-  Roads
-  Parcels
-  Streams
-  Rivers
-  Rosemont



0 250 500 1,000 1,500 2,000 2,500 3,000 Feet



City of Brunswick Planning

Prepared By:



9220 Light Road Suite 120
Montgomery Village Maryland
20861-1209

Phone: 01 670.0 40
Fax: 01 948.0 93
Web: www.mhga.co

NOTE:

While efforts have been made to ensure the accuracy of the map, the City of Brunswick staff or affiliates accept no responsibility for errors, omissions, or potential inaccuracies in the data. The City of Brunswick makes no warranty, express or implied, and disclaims all implied warranties of merchantability, fitness for a particular purpose, or non-infringement of the data. The City of Brunswick is not responsible for any loss or damage resulting from the use of the data.

Ex. Frederick Co. Zoning: A (Agricultural)
Prop. City of Brunswick Zoning: R1 (Residential)

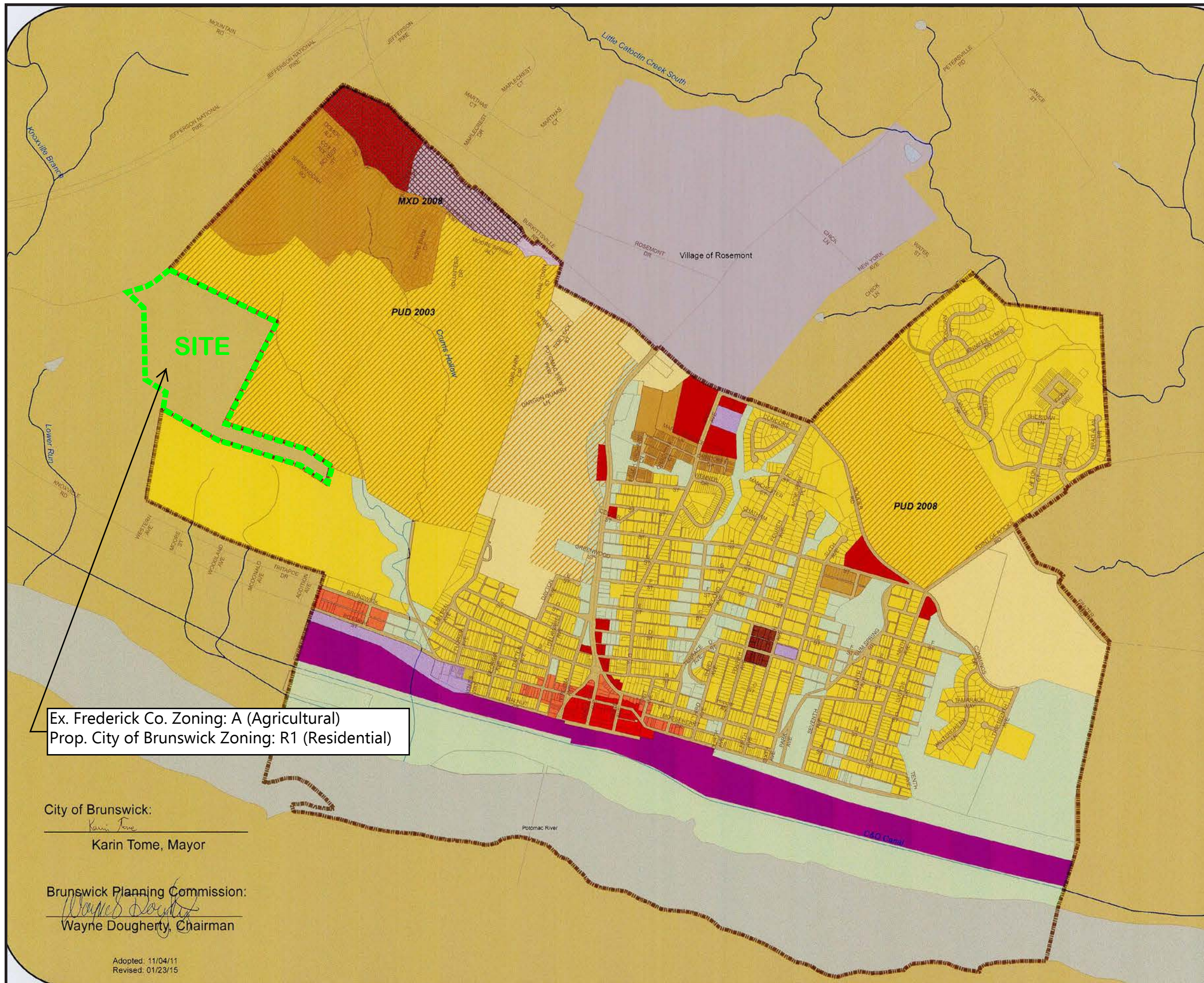
City of Brunswick:

Karin Tome
Karin Tome, Mayor

Brunswick Planning Commission:

Wayne Dougherty
Wayne Dougherty, Chairman

Adopted: 11/04/11
Revised: 01/23/15



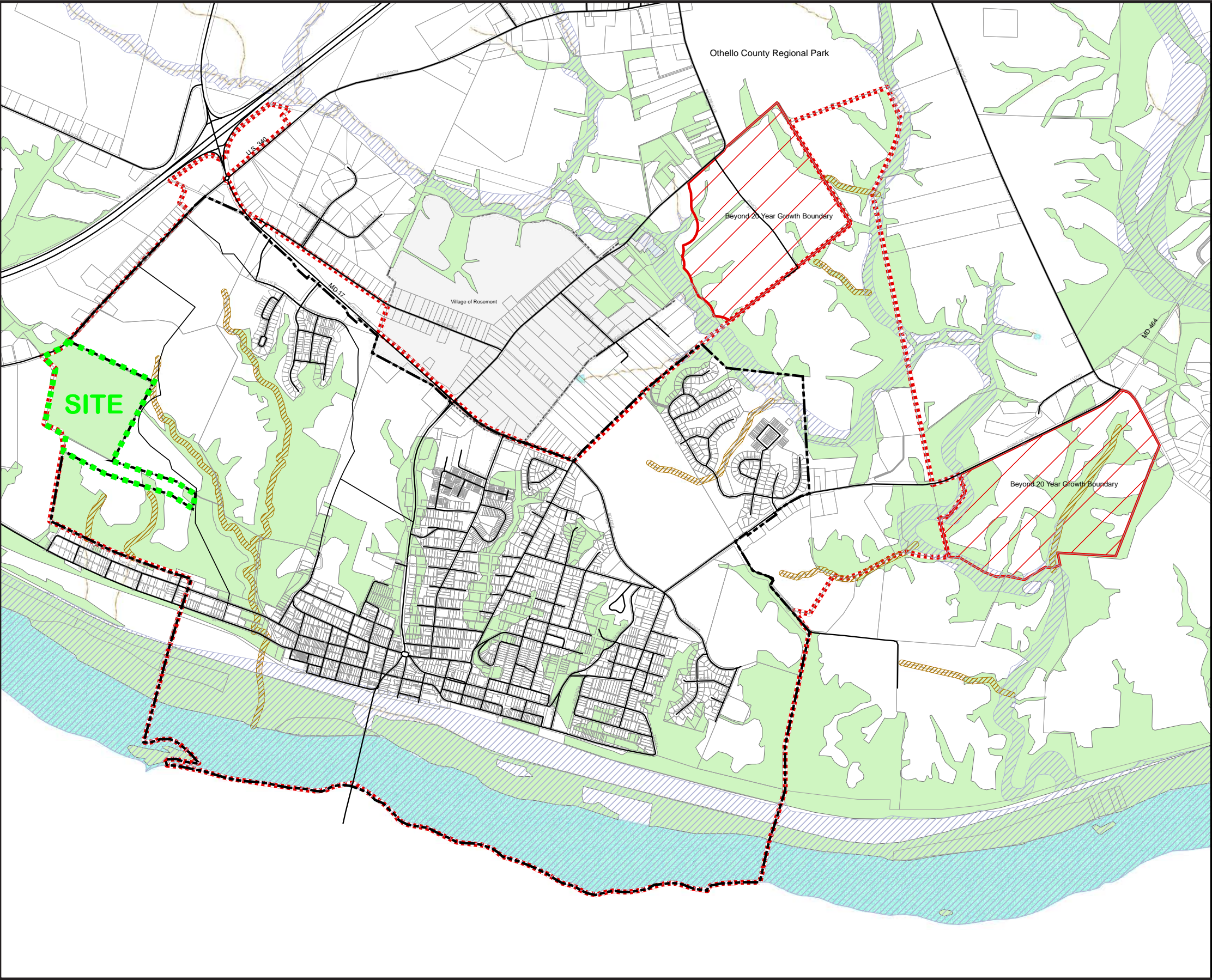
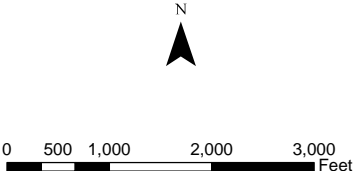


Exhibit
Environmental Opportunities
and Constraints



- Legend
- 20 Year Growth Boundary
 - Beyond 20 Year Growth Boundary
 - FEMA Floodplain
 - Stream Buffer
 - Potomac River
 - Forest Areas
 - Roads
 - City Boundary
 - Village of Rosemont



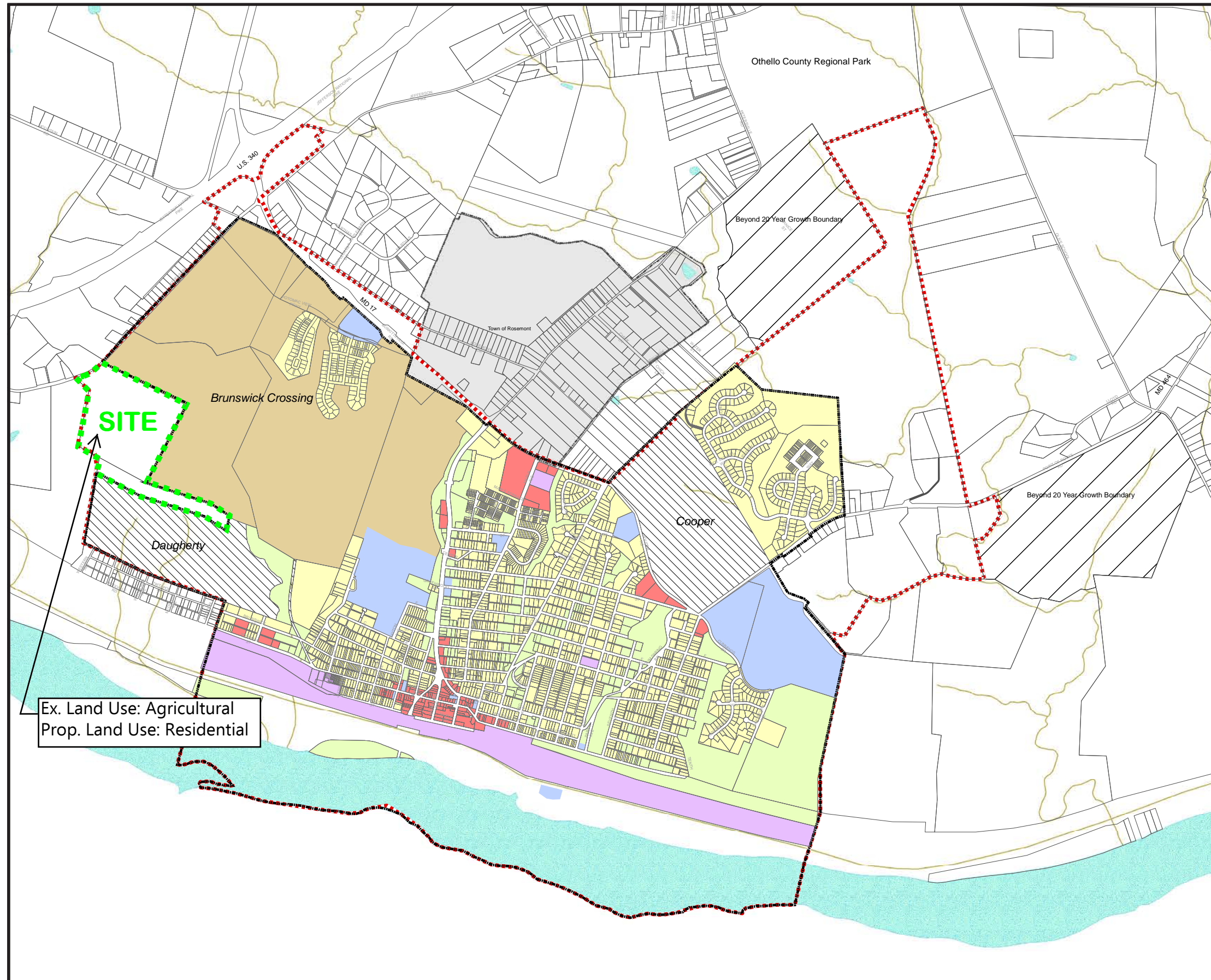
Prepared By:
MHG
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone: 301.670.0840
Fax: 301.948.0693
Web: www.mhga.com

Exhibit City of Brunswick Land Use Plan



Legend

- Undeveloped
- Open Space
- Residential
- Residential Pipeline with APFO Approval (PUD)
- Commercial
- Industrial
- Institutional
- 20 Year Growth Boundary
- Beyond 20 Year Growth Boundary
- Roads
- Potomac River
- Streams
- City Boundary
- Village of Rosemont



Prepared By:



9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone: 301.670.0840
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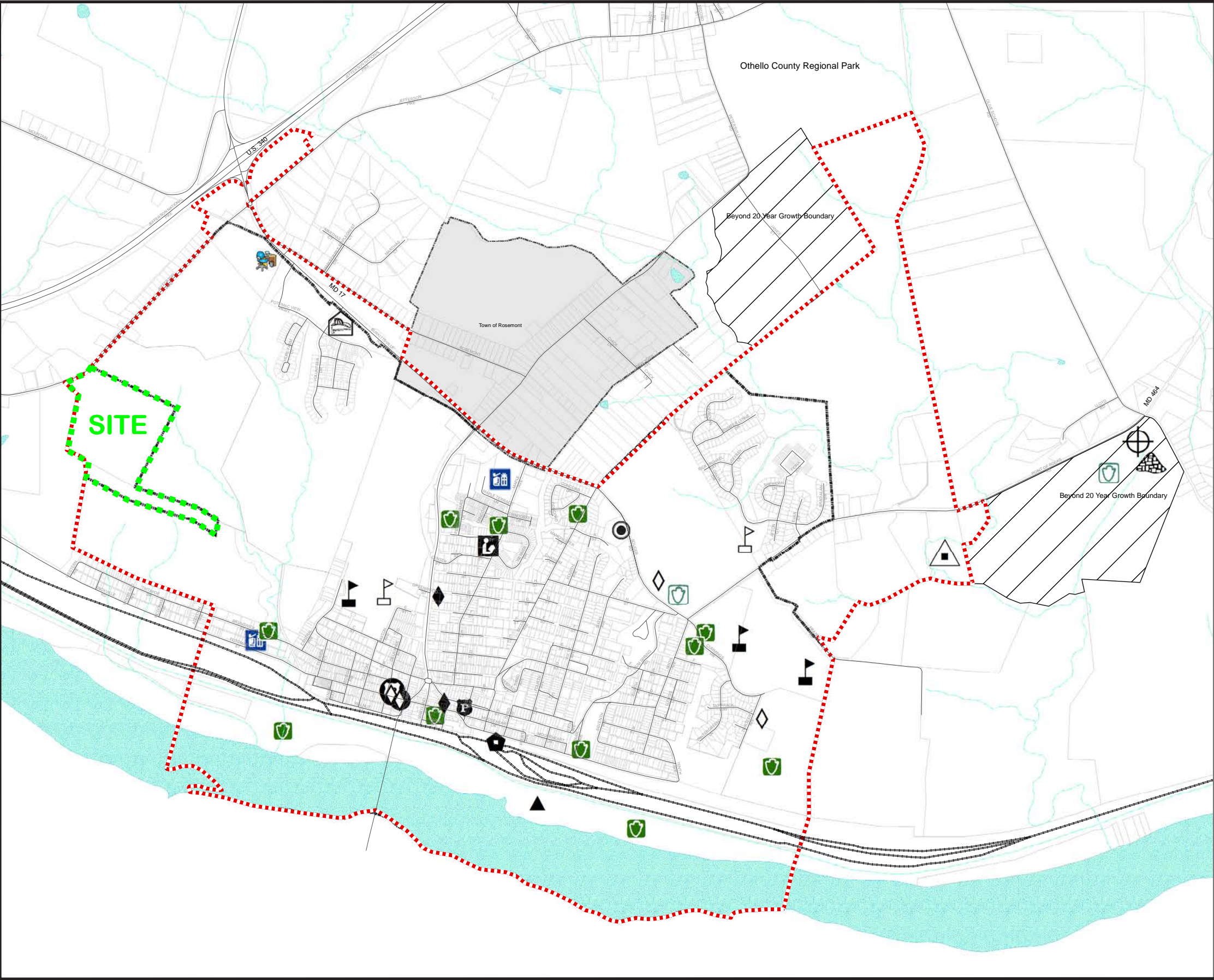


Exhibit City of Brunswick Facilities Plan



Legend

Future Community Facilities

- Future Water Treatment Plant & Elevation Tank
- Future Wastewater Treatment Plant
- Future Parks
- Future Police Station
- Future Fire/Ambulance Station
- Future School Site
- Future Mulch Site
- Future Government Buildings
- Future Retail and Office Centers

Existing Community Facilities

- Water Treatment Plant
- Water Storage Facilities
- Wastewater Treatment Plant
- Parks
- Police Station
- Fire/Ambulance Stations
- Schools
- Library
- Government Buildings
- Shopping Centers

Map Features

- Potomac River
- Streams
- Roads
- Railroads
- 20 Year Growth Boundary
- Beyond 20 Year Growth Boundary
- City Boundary
- Village of Rosemont

N



0 500 1,000 2,000 3,000 Feet

Prepared By:



9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone: 301.670.0840
Fax: 301.948.0693
Web: www.mhgpa.com

Exhibit Brunswick Region Water Service Plan



Legend

- W-1 - Connected
- W-3 - 1-3 Years
- W-4 - 4-6 Years
- W-5 - 7-10 Years
- PS- Planned Service 11-20 Years
- M-U- Multi-Use (Private)
- NPS- No Planned Service

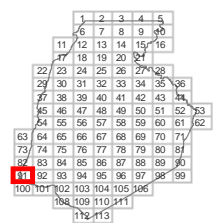


0 600 1,200 Feet

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For detailed water service areas consult the official Water Service Areas maps located at:
Frederick County Division of Planning
12 East Church Street
Frederick, MD 21701
301-600-1138

Date: April 8, 2010



Prepared By:



9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone: 301.670.0840
Fax: 301.948.0693
Web: www.mhga.com

Tax Map 91

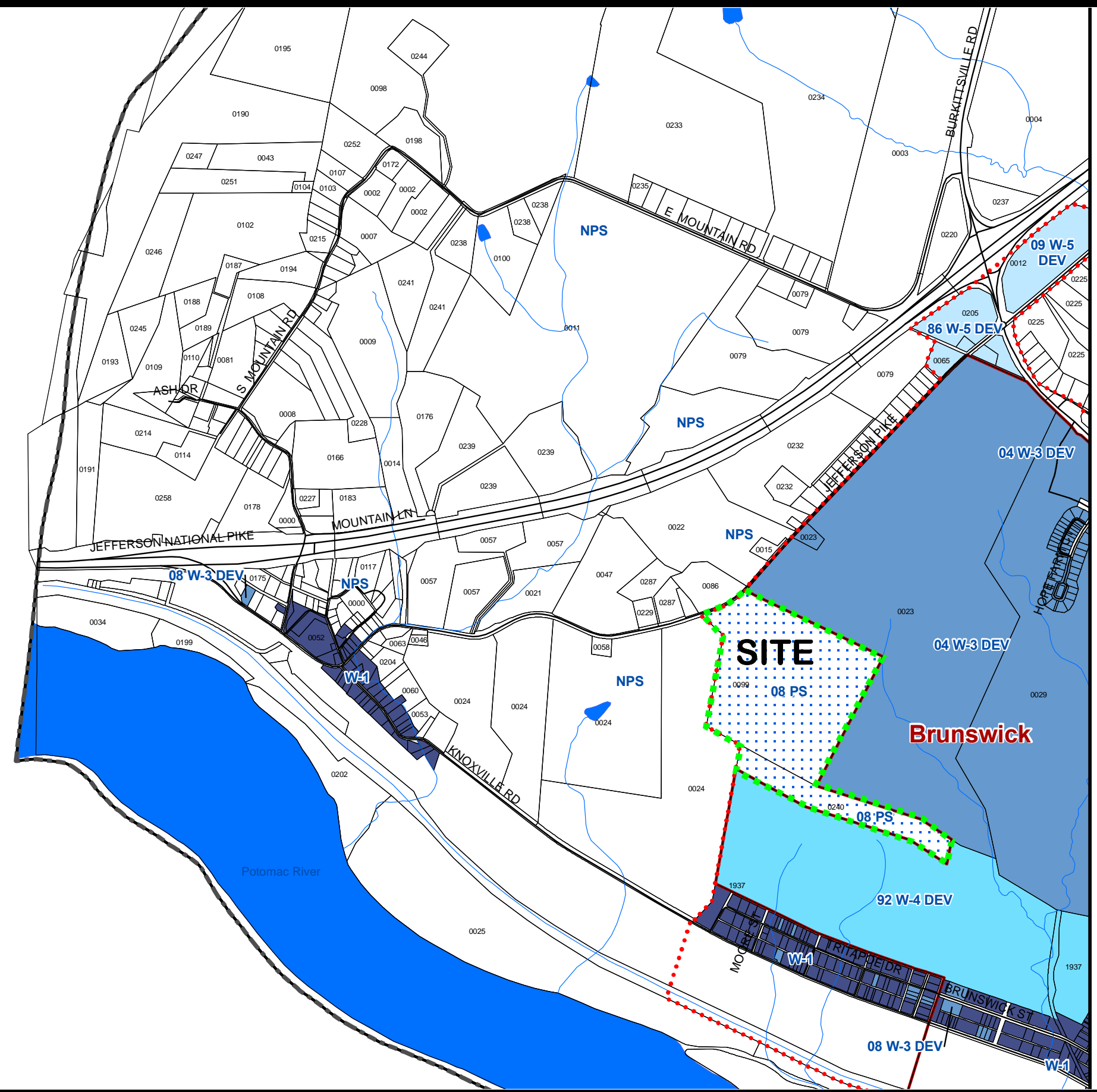
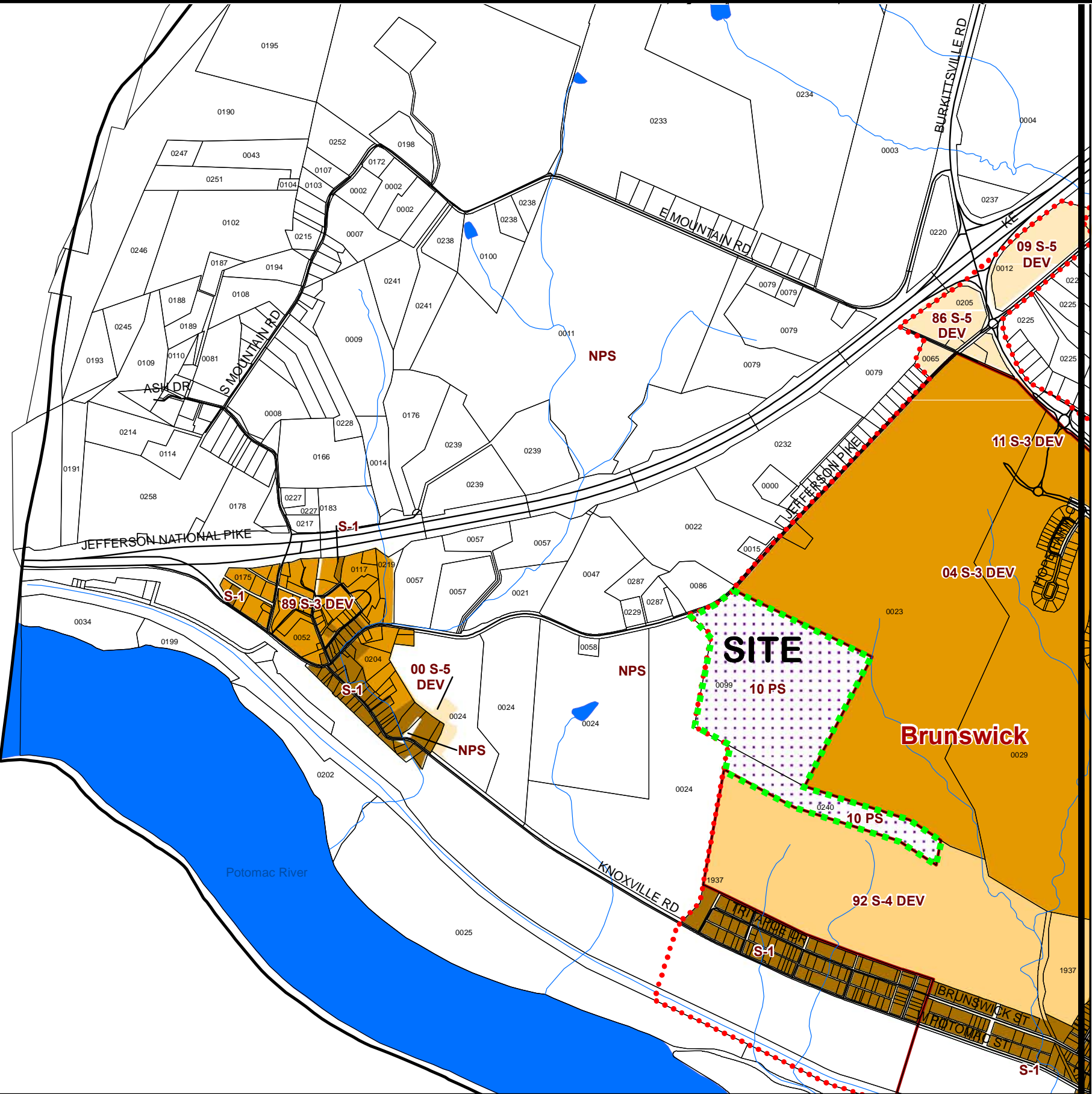


Exhibit Brunswick Region Sewer Service Plan



Legend

- S-1- Connected
- S-3- 1-3 Years
- S-4- 4-6 Years
- S-5- 7-10 Years
- PS- Planned Service (11-20 Years)
- M-U- Multi-Use (Private)
- NPS- No Planned Service



0 0.1 0.2
Miles

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For detailed sewer service areas consult the official Sewer Service Areas maps located at:
Community Development Division
Frederick County Government
30 North Market St.
Frederick, MD 21701
301-600-2324

November 11, 2011



Prepared By:

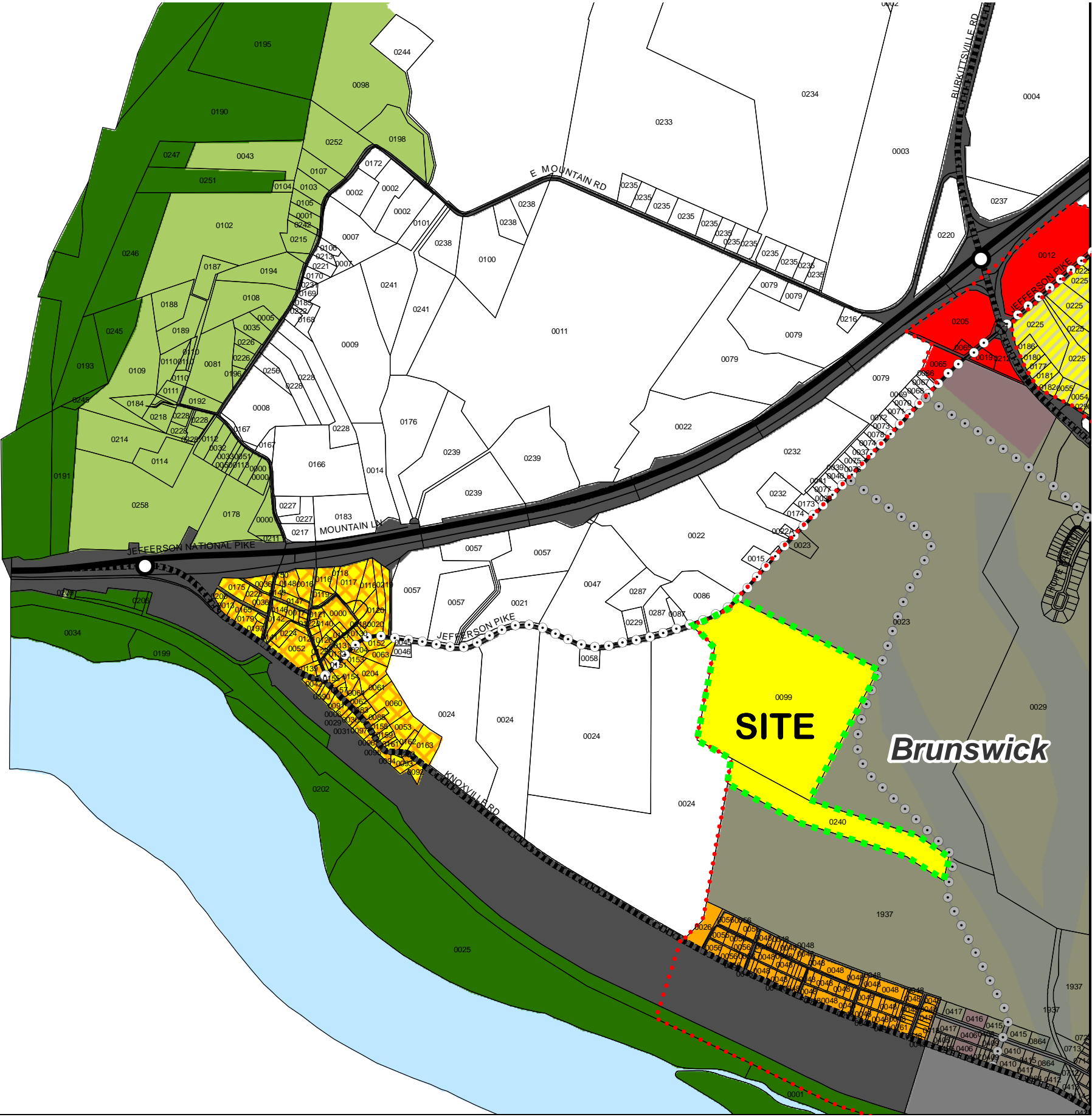


9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone: 301.670.0840
Fax: 301.948.0693
Web: www.mhga.com

Tax Map 91

Exhibit
Frederick County 2010 Brunswick
Comprehensive Plan



Legend

Agricultural / Rural

Natural Resource

Public/Quasi Public Park or Open Space

Rural Community

Rural Residential

Low Density Residential

Medium Density Residential

High Density Residential

Village Center

General Commercial

Limited Industrial

Office / Research Industrial

Mixed Use Development

General Industrial

Mineral Mining

Institutional

Municipality - hatching defines a "Comment Area with Plan Designation"

Community Growth Area

Community Facilities*

Existing

Proposed

Schools

Elementary (E)

Middle (M)

High (H)

Special (S)

Parks

Community (C)

Regional (R)

Special (S)

Fire Station (F)

Landfill (LF)

Library (L)

Police Station (P)

Transit Station (T)

*The symbols for proposed community facilities are not fixed on the specific properties, but identify appropriate general locations.

Highways

Existing

Proposed

Freeway / Expressway

Major Arterial

Minor Arterial

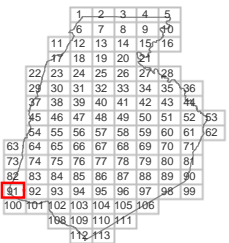
Collector

Transit Easement

Interchanges

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Date: Apr 12, 2010



Prepared By:

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone: 301.670.0840
Fax: 301.948.0693
Web: www.mhga.com